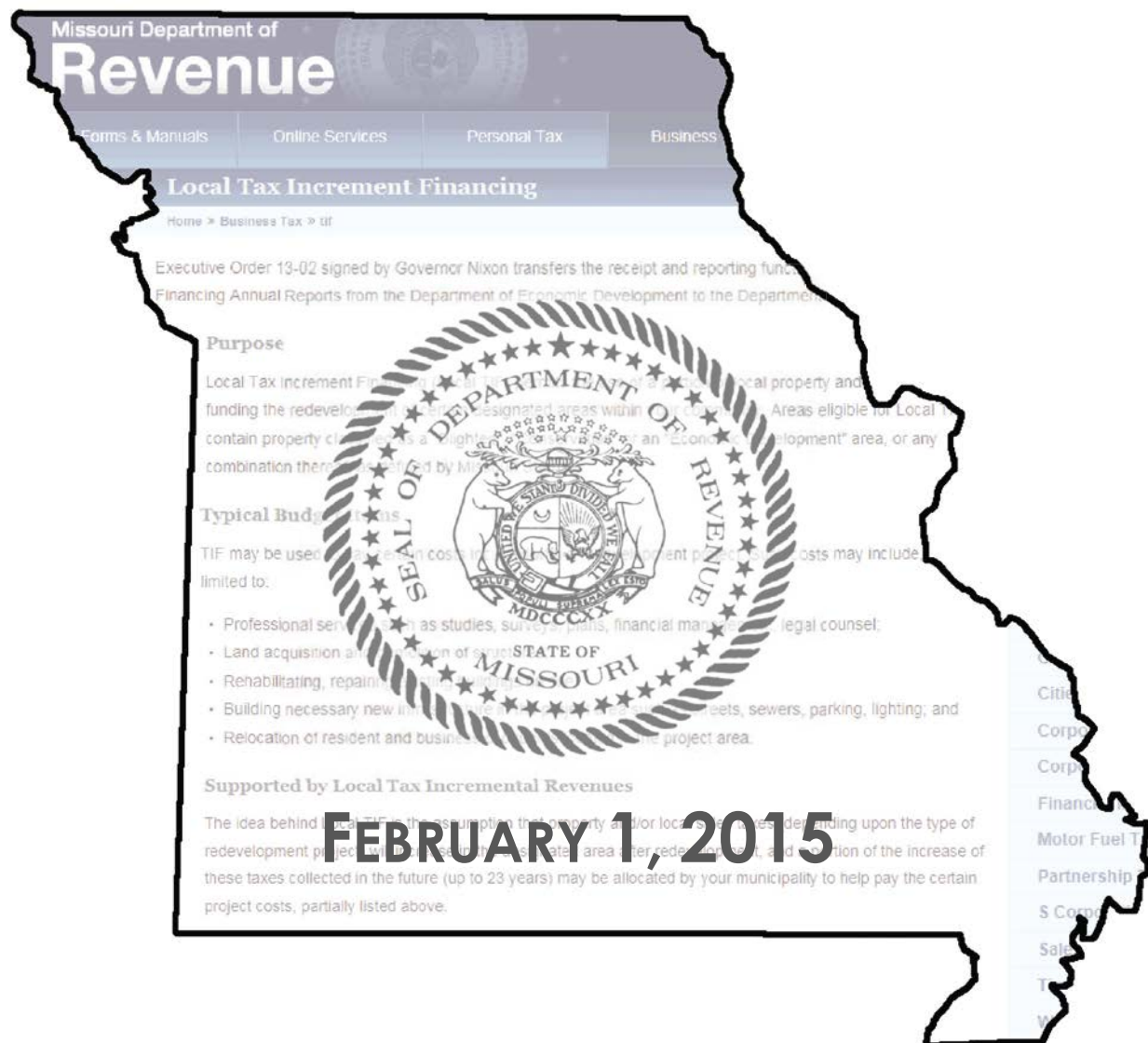


2014

TAX INCREMENT FINANCING IN MISSOURI

Local TIF Project Information and Financial Data



Missouri Department of Revenue

Forms & Manuals Online Services Personal Tax Business

Local Tax Increment Financing

Home » Business Tax » tif

Executive Order 13-02 signed by Governor Nixon transfers the receipt and reporting functions for Local Tax Increment Financing Annual Reports from the Department of Economic Development to the Department of Revenue.

Purpose

Local Tax Increment Financing (TIF) is a method of financing the redevelopment of local property and funding the redevelopment of designated areas within a local jurisdiction. Areas eligible for Local TIF contain property classified as a "light industrial" area, an "Economic Development" area, or any combination thereof as defined by Missouri law.

Typical Budget Items

TIF may be used to pay certain costs that are not covered by other revenues. Costs may include, but are not limited to:

- Professional services such as studies, surveys, plans, financial management, and legal counsel;
- Land acquisition and relocation of structures;
- Rehabilitating, repairing, or improving existing infrastructure;
- Building necessary new infrastructure including streets, sewers, parking, lighting; and
- Relocation of resident and business structures within the project area.

Supported by Local Tax Incremental Revenues

The idea behind Local TIF is the assumption that property and/or local taxes are dependent upon the type of redevelopment project within the designated area after redevelopment, and a portion of the increase of these taxes collected in the future (up to 23 years) may be allocated by your municipality to help pay the certain project costs, partially listed above.

FEBRUARY 1, 2015

MISSOURI

Department of Revenue



Jeremiah W. (Jay) Nixon
Governor

Nia Ray
Director

2014 Annual Report Summary

Local Tax Increment Financing Projects in Missouri

February 1, 2015

All information is obtained from reports submitted by the authorizing municipalities and is current as of 02/01/2015. The Department of Revenue does not endorse the accuracy of the information submitted. The Department of Revenue did not alter or change any content filed by the municipalities.

1. Number of projects reporting:	294
a. "Blight" designation:	217
b. "Conservation Area" designation:	28
c. "Blight and Economic Development" designation:	29
d. "Economic Development Area" designation:	11
e. "Blight, Conservation Area, and Economic Development Area" designation:	3
f. "Blight and Conservation Area" designation:	4
g. "Conservation Area and Economic Development Area" designation:	2
h. Status not designated in report:	0
2. Number of different municipalities reporting:	91
3. Number of new jobs:	
Estimated:	143,740
Created to Date:	52,281
4. Number of retained jobs:	
Estimated:	7,973
Retained to Date:	13,615
5. Total PILOTS and EATs received since inception:	\$1,148,383,396
6. Total anticipated TIF-reimbursable project costs:	\$4,255,772,786
7. Total anticipated project costs:	\$24,558,363,481

8. Total expenditures for TIF-eligible project costs by category:

a. Public infrastructure:

i. Since Inception:	\$485,167,570
ii. Report Period:	\$38,220,853

b. Site development:

i. Since Inception:	228,185,424.36
ii. Report Period:	\$6,177,730

c. Rehabilitation of existing buildings:

i. Since Inception:	\$51,569,344
ii. Report Period:	\$6,177,730

d. Acquisition of land or buildings:

i. Since Inception:	\$224,736,955
ii. Report Period:	\$10,525,359

e. Other (includes professional fees, financing costs, leasing fees, landscaping costs, planning and other not listed above):

i. Since Inception:	\$462,789,615
ii. Report Period:	\$5,544,528

f. P & I payments on outstanding bonded debt:

i. Since Inception:	\$980,160,369
ii. Report Period:	\$119,855,237

g. Reimbursement to developers for eligible costs:

i. Since Inception:	\$632,235,468
ii. Report Period:	\$11,023,143

h. Reimbursement to municipalities for eligible costs:

i. Since Inception:	\$163,655,795
ii. Report Period:	\$8,551,989

9. Original assessed real property value of project: \$478,436,435

10. Assessed real property value at the end of the reporting period: \$1,096,741,003

Appleton City

First & Second Amended and Restated Appleton City

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$19,796.95 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$168,089.19 Amount on Hand: \$168,089.19

Economic Activity Taxes:

Total received since inception: \$308,651.85 Amount on Hand: \$13,848.77

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$2,270,093.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Appleton City

First & Second Amended and Restated Appleton City

Contact Agency: Appleton City

Contact Phone: 660-476-2631

Developer(s): Powells Comm. rental, LLC, Farm House Kitchen LLC

Senate District: 25

House District: 128

Original Date Plan/Project Approved: 12/1/2003

Plan Description:

The City has approved Phase IV of the TIF Plan. The intent of the Original Plan was to demolish an existing motel north of 4th St. to construct a Dollar General Store. This has been completed and Phase II was the building of a 9800 square ft. grocery store, along with relocation of a water line. Phase III is to add a Sports Bar to a newly opened restaurant, and the approval of Phase IV constructing a True Value Lumber & Hardware Store.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	10	Actual to Date:	20
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Number of Retained Jobs:

Projected:	25	Actual to Date:	20
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Arnold

Arnold Crossroads Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$83,538.14 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$718,709.87 Amount on Hand: \$718,709.87

Economic Activity Taxes:

Total received since inception: \$1,225,504.19 Amount on Hand: \$83,201.55

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,600,000.00

Property Acquisition and Relocation Costs: \$8,200,000.00

Project Implementation Costs: \$700,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$18,500,000.00

Anticipated TOTAL Project Costs: \$51,000,000.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Arnold

Arnold Crossroads Redevelopment Plan

Contact Agency: Arnold

Contact Phone: (636) 282-6666

Developer(s): Arnold Crossroads, LLC

Senate District: 22

House District: 101

Original Date Plan/Project Approved: 7/1/2005

Plan Description:

redevelop existing retail and commercial area which had suffered from long-term vacancies and an antiquated layout

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	150	Actual to Date:	273
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Number of Retained Jobs:

Projected:	300	Actual to Date:	300
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Arnold

Arnold Triangle Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$97,819.45 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,222,421.23 Amount on Hand: \$4,222,421.23

Economic Activity Taxes:

Total received since inception: \$10,843,918.27 Amount on Hand: \$97,819.45

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,000,000.00

Property Acquisition and Relocation Costs: \$11,000,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$21,000,000.00

Anticipated TOTAL Project Costs: \$90,000,000.00

Financing Method:

TIF Notes
TIF Bonds
Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Arnold

Arnold Triangle Redevelopment Plan

Contact Agency: Arnold

Contact Phone: (636) 282-6666

Developer(s): THF Arnold Triangle Development, LLC

Senate District: 22

House District: 101

Original Date Plan/Project Approved: 9/1/2005

Plan Description:

development of fifty 50 acres of existing commercial and residential property for retail and commercial purposes

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	300	Actual to Date:	753
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Number of Retained Jobs:

Projected:	5	Actual to Date:	5
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Atchison County

Exit 110 Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$122,204.19 Amount on Hand: \$122,204.19

Economic Activity Taxes:

Total received since inception: \$114,493.31 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$88,000.00

Property Acquisition and Relocation Costs: \$5,000.00

Project Implementation Costs: \$36,000.00

Other: \$5,000.00

Other: \$21,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$155,000.00

Anticipated TOTAL Project Costs: \$654,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Atchison County

Exit 110 Tax Increment Financing Plan

Contact Agency: Atchison County

Contact Phone: 660-744-6214

Developer(s): Graybill Tire & Repair

Senate District: 12

House District: 1

Original Date Plan/Project Approved: 5/1/2005

Plan Description:

The redevelopment project consists of the construction of a full-service truck repair facility and the public infrastructure servicing the development.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	15	Actual to Date:	35
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Number of Retained Jobs:

Projected:	25	Actual to Date:	25
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Atchison County

Hwy 136/111 Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$167,285.11 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$30,000.00

Property Acquisition and Relocation Costs: \$120,000.00

Project Implementation Costs: \$31,678.11

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$181,678.11

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

Atchison County

Hwy 136/111 Tax Increment Financing Plan

Contact Agency: Atchison County

Contact Phone: 660-744-6214

Developer(s): 5Gs, Inc.

Senate District: 12

House District: 1

Original Date Plan/Project Approved: 6/1/2009

Plan Description:

The redevelopment project consists of the construction of an approximately 10,000 sq ft grocery store and public/private infrastructure servicing the development of the redevelopment area, including parking improvements, site preparation, electrical, sewer and other related improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	3	Actual to Date:	21
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Number of Retained Jobs:

Projected:	25	Actual to Date:	21
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Atchison County

I-29/Hwy 136 Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$88,681.76 Amount on Hand: \$88,681.76

Economic Activity Taxes:

Total received since inception: \$128,001.99 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$70,690.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$15,000.00

Other: \$89,310.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$175,000.00

Anticipated TOTAL Project Costs: \$877,950.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Atchison County

I-29/Hwy 136 Tax Increment Financing Plan

Contact Agency: Atchison County

Contact Phone: 660-744-6214

Developer(s): Black Iron Grill & Saloon

Senate District: 12

House District: 1

Original Date Plan/Project Approved: 10/1/2006

Plan Description:

The redevelopment project consists of the construction of an approximately 8,000 sq ft restaurant within the redevelopment area and the construction of public infrastructure development, including access improvements, electrical, sewer and other utilities, and other related improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	3	Actual to Date:	37
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Ballwin

Ballwin Town Center TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$100,996.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$6,522,447.00 Amount on Hand: \$6,522,447.00

Economic Activity Taxes:

Total received since inception: \$9,299,475.00 Amount on Hand: \$100,996.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 8

Ballwin

Ballwin Town Center TIF Redevelopment Plan

Contact Agency: Ballwin
Contact Phone: 636-227-8580
Developer(s): The Bedrin Organization - New Jersey
Senate District: 2
House District: 88
Original Date Plan/Project Approved: 10/1/1999
Plan Description:
ON FILE IN DED OFFICE - ATTACHED TO 12/31/99 REPORT

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	273
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Bel-Ridge

Natural Bridge Road TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,000,000.00

Property Acquisition and Relocation Costs: \$3,000,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,000,000.00

Anticipated TOTAL Project Costs: \$40,000,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Bel-Ridge

Natural Bridge Road TIF District

Contact Agency: Bel-Ridge

Contact Phone: 314-569-1133

Developer(s): Clouds, LLC

Senate District: 14

House District: 71

Original Date Plan/Project Approved: 4/1/1991

Plan Description:

Redevelop area into a mix of commercial, retail, and governmental uses.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Bel-Ridge Missouri

Bel-Bridge North Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,500,000.00

Property Acquisition and Relocation Costs: \$14,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$22,000,000.00

Anticipated TOTAL Project Costs: \$90,500,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Bel-Ridge Missouri

Bel-Bridge North Tax Increment Financing District

Contact Agency: Bel-Ridge Missouri
Contact Phone: 314-569-1133
Developer(s): Clouds, LLC
Senate District: 14
House District: 71
Original Date Plan/Project Approved: 5/1/2006

Plan Description:

Redevelop area into a mix of commercial and residential uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Belton Marketplace TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$178,008.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$458,773.00 Amount on Hand: \$458,773.00

Economic Activity Taxes:

Total received since inception: \$1,118,228.00 Amount on Hand: \$100,545.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$375,000.00

Property Acquisition and Relocation Costs: \$760,749.00

Project Implementation Costs: \$1,064,251.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,200,000.00

Anticipated TOTAL Project Costs: \$10,729,535.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13

Belton

Belton Marketplace TIF Plan

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): MAP Belton LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 11/1/2006

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping center totaling approximately 50,000 square feet, together with all necessary parking, utility and street lighting.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Belton Town Centre TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$816,243.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,952,327.00 Amount on Hand: \$4,952,327.00

Economic Activity Taxes:

Total received since inception: \$12,763,924.00 Amount on Hand: \$812,683.00
0

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$26,340,186.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,340,186.00

Anticipated TOTAL Project Costs: \$59,956,714.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Belton

Belton Town Centre TIF Plan

Contact Agency: Belton
Contact Phone: 816-331-4331
Developer(s): Belton Associates, LLC
Senate District: 31
House District: 123
Original Date Plan/Project Approved: 10/1/2001

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping center totaling approximately 300,000 square feet, together with all necessary parking, utility and street lighting. In addition, significant road improvements in the southeast corner of the Y Highway Corridor were made.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	525	Actual to Date:	315
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Boardwalk at Belton TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$26,650,966.00

Property Acquisition and Relocation Costs: \$555,000.00

Project Implementation Costs: \$7,703,260.00

Other: \$12,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$46,909,226.00

Anticipated TOTAL Project Costs: \$318,203,504.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Belton

Boardwalk at Belton TIF Plan

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): Southview Plaza LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 4/1/2009

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping district totaling approximately 1,186,600 square feet, together with all necessary parking, utility and street lighting. In addition, significant public infrastructure improvements in the northeast corner of the Y Highway Corridor including improvements to Markey Pkwy, a detention area and dam channel improvements.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Southtowne Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$28.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$28.00 Amount on Hand: \$28.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,347,773.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$4,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$23,347,773.00

Anticipated TOTAL Project Costs: \$23,347,773.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Belton

Southtowne Plaza TIF Plan

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): Southtowne Associates, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 3/1/2009

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a retail big box store totaling approximately 322,000 square feet together with all necessary parking, utility and street lighting.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Y Highway Market Place TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$245,436.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$134,038.00 Amount on Hand: \$134,038.00

Economic Activity Taxes:

Total received since inception: \$513,624.00 Amount on Hand: \$135,476.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,531,128.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$4,175,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,706,128.00

Anticipated TOTAL Project Costs: \$28,676,137.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Belton

Y Highway Market Place TIF Plan

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): Crossroads at Belton, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 12/1/2010

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping center totaling approximately 132,700 square feet, together with all necessary parking, utilities and street lighting.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Y-Belton Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$14,068,649.00

Property Acquisition and Relocation Costs: \$6,128,400.00

Project Implementation Costs: \$5,194,350.00

Other: \$641,350.00

Other: \$2,500,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,532,749.00

Anticipated TOTAL Project Costs: \$70,572,259.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Belton

Y-Belton Plaza

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): Y Belton LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 9/1/2007

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping area totaling approximately 318,000 square feet, together with all necessary parking, utility and street lighting. In addition, significant public infrastructure improvements in the northwest corner of the Y Highway Corridor, including constructing a part of Markey Parkway.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Bethany

Northwest Interstate Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$146,948.98 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$338,914.60 Amount on Hand: \$338,914.60

Economic Activity Taxes:

Total received since inception: \$177,033.30 Amount on Hand: \$52,496.75

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$614,465.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$136,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$750,465.00

Anticipated TOTAL Project Costs: \$750,465.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Bethany

Northwest Interstate Plan

Contact Agency: Bethany

Contact Phone: 660-425-8673

Developer(s): none

Senate District: 12th

House District: 3rd

Original Date Plan/Project Approved: 12/1/2001

Plan Description:

Construct public improvements in two phases street, water, sewer, electric & gas services.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Bethany

West Interstate Area Addition - South District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,281,232.77 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,412,483.14 Amount on Hand: \$1,412,483.14

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$670,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$670,000.00

Anticipated TOTAL Project Costs: \$670,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Bethany

West Interstate Area Addition - South District

Contact Agency: Bethany

Contact Phone: 660-425-8673

Developer(s): None

Senate District: 12th

House District: 3rd

Original Date Plan/Project Approved: 11/1/1994

Plan Description:

Development of public infrastructure on the south side of US Hwy 136, west of I-35 which includes and is limited to streets, gas, water, sewer & electrical systems.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Blue Springs

7 Highway and 40 Highway Tax Increment Project A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$49,918.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,405.00 Amount on Hand: \$4,405.00

Economic Activity Taxes:

Total received since inception: \$45,510.00 Amount on Hand: \$45,510.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$445,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,411,500.00

Other: \$50,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,907,000.00

Anticipated TOTAL Project Costs: \$8,442,438.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

7 Highway and 40 Highway Tax Increment Project A

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): Blue Springs Developers, Inc.
Senate District: 8
House District: 55
Original Date Plan/Project Approved: 6/1/2007

Plan Description:

The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - Project Area A currently existing Hy-Vee, Project Area B former Wal-Mart, and Project Area C former K-Mart to accomodate retail, restaurant and other commercial uses including a new Hy-Vee grocery store and construction of necessary infrastructure, parking and landscaping.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	4
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Number of Retained Jobs:

Projected:	0	Actual to Date:	58
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Blue Springs

7 Highway and 40 Highway Tax Increment Project B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$146,884.21 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$556,580.50 Amount on Hand: \$556,580.50

Economic Activity Taxes:

Total received since inception: \$307,525.92 Amount on Hand: \$52,779.45

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$591,800.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,493,000.00

Other: \$50,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,134,800.00

Anticipated TOTAL Project Costs: \$11,444,588.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

7 Highway and 40 Highway Tax Increment Project B

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): The R.H. Johnson Company
Senate District: 8
House District: 55
Original Date Plan/Project Approved: 6/1/2007

Plan Description:

The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - Project Area A currently existing Hy-Vee, Project Area B former Wal-Mart, and Project Area C former K-Mart. Project Area A currently existing Hy-Vee to accomodate retail, restaurant and other commercial uses including a new Hy-Vee grocery store and construction of necessary infrastructure, parking and landscaping.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	111
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Number of Retained Jobs:

Projected:	0	Actual to Date:	93
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Blue Springs

7 Highway and 40 Highway Tax Increment Project C

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$495,344.06 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$264,873.64 Amount on Hand: \$264,873.64

Economic Activity Taxes:

Total received since inception: \$746,653.23 Amount on Hand: \$357,671.38

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,760,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,840,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,600,000.00

Anticipated TOTAL Project Costs: \$13,221,164.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

7 Highway and 40 Highway Tax Increment Project C

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): Hy-Vee, Inc.

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 6/1/2007

Plan Description:

The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - Project Area A currently existing Hy-Vee, Project Area B former Wal-Mart, and Project Area C former K-Mart to accomodate retail, restaurant and other commercial uses including a new Hy-Vee grocery store and construction of necessary infrastructure, parking and landscaping.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	374
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Blue Springs

Adams Farm Tax Project A, B, & C

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,691,585.77 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$3,488,074.19 Amount on Hand: \$3,488,074.19

Economic Activity Taxes:

Total received since inception: \$5,958,972.13 Amount on Hand: \$1,581,642.66

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$21,983,428.00

Property Acquisition and Relocation Costs: \$9,078,398.00

Project Implementation Costs: \$6,041,813.00

Other: \$5,221,829.00

Other: \$3,779,403.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$49,136,001.00

Anticipated TOTAL Project Costs: \$138,399,688.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

Adams Farm Tax Project A, B, & C

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): Blue Springs Development Three, Inc.
Senate District: 8
House District: 55
Original Date Plan/Project Approved: 2/1/2007

Plan Description:

Projects A, B, and C will consist of retail space, anchor stores, a number of mid-sized stores, smaller retail shops, restaurants and pad sites available for commercial use. Public infrastructure improvements include the widening and construction of new traffic lanes on Adams Dairy Parkway, Coronado Drive, R.D. Mize Road and adjustments to the off-ramp from U.S. Interstate 70.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1579	Actual to Date:	840
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Number of Retained Jobs:

Projected:	0	Actual to Date:	879
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Blue Springs

Copperleaf Village Shopping Center Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$47,187.46 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$234,169.18 Amount on Hand: \$234,169.18

Economic Activity Taxes:

Total received since inception: \$56,508.31 Amount on Hand: \$11,730.72

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$836,177.00

Property Acquisition and Relocation Costs: \$794,195.00

Project Implementation Costs: \$69,696.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,700,068.00

Anticipated TOTAL Project Costs: \$7,570,169.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

Blue Springs

Copperleaf Village Shopping Center Tax Increment

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): Copperleaf Village, LLC
Senate District: 8
House District: 54
Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The redevelopment of a retail center that comprises a series of current developments ranging in age from 30-45 years and impacts 8 parcels of property located along Missouri Highway 7 between R.D. Mize Road and Hearnese Avenue. The existing 3 pad sites will be reconfigured and redeveloped to be consistent with the tenant mix, access and visibility of the upgraded shopping center.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	63
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Number of Retained Jobs:

Projected:	0	Actual to Date:	66
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Blue Springs

Fall Creek Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$367,938.34 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2,355,553.97 Amount on Hand: \$2,355,553.97

Economic Activity Taxes:

Total received since inception: \$2,631,189.37 Amount on Hand: \$110,177.63

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,015,000.00

Property Acquisition and Relocation Costs: \$400,000.00

Project Implementation Costs: \$485,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,900,000.00

Anticipated TOTAL Project Costs: \$45,656,000.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

Blue Springs

Fall Creek Tax Increment Financing Plan

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): Top Star, LLC

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 4/1/1996

Plan Description:

The Project Area contains approx 40 acres. Project 1 has multiple buildings with approx 202,000 SF of gross leasable area, at least one office building, parking for approx 1,500 vehicles. Project 2 will include construction of a residential community of approx 150 units. Both Project Areas will include related necessary public improvements such as sidewalks, road-widening, traffic control improvements and utility infrastructure.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	200	Actual to Date:	206
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Number of Retained Jobs:

Projected:	0	Actual to Date:	160
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Blue Springs

Woods Chapel TIF , Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$56,149.29 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$159,561.94 Amount on Hand: \$159,561.94

Economic Activity Taxes:

Total received since inception: \$22,750.80 Amount on Hand: \$21,926.95

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,318,264.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$591,800.00

Other: \$774,359.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,837,173.00

Anticipated TOTAL Project Costs: \$19,185,046.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

Woods Chapel TIF , Project 1

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): I-70 Partners, LLC

Senate District: 8

House District: 54

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The Redevelopment Area will be developed as three Redevelopment Projects. Redevelopment Project 1 will consist of approximately 56,675 SF of retail space, including retail shops and pad sites available for commercial use. Redevelopment Project 2 will consist of approximately 92,400 SF of retail space, including retail shops and a grocery store. Redevelopment Project 3 will consist of approximately 5,800 SF for a bank.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	25
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Number of Retained Jobs:

Projected:	0	Actual to Date:	25
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Blue Springs

Woods Chapel TIF, Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,486,713.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$22,244.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,508,957.00

Anticipated TOTAL Project Costs: \$15,833,459.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

Woods Chapel TIF, Project 2

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): I-70 Partners, LLC

Senate District: 8

House District: 54

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The Redevelopment Area will be developed as three Redevelopment Projects. Redevelopment Project 1 will consist of approximately 56,675 SF of retail space, including retail shops and pad sites available for commercial use. Redevelopment Project 2 will consist of approximately 92,400 SF of retail space, including retail shops and a grocery store. Redevelopment Project 3 will consist of approximately 5,800 SF for a bank.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Blue Springs

Woods Chapel TIF, Project 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$137,988.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$8,254.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$146,242.00

Anticipated TOTAL Project Costs: \$1,894,355.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Blue Springs

Woods Chapel TIF, Project 3

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): I-70 Partners, LLC

Senate District: 8

House District: 54

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The Redevelopment Area will be developed as three Redevelopment Projects. Redevelopment Project 1 will consist of approximately 56,675 SF of retail space, including retail shops and pad sites available for commercial use. Redevelopment Project 2 will consist of approximately 92,400 SF of retail space, including retail shops and a grocery store. Redevelopment Project 3 will consist of approximately 5,800 SF for a bank.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Branson

Branson Hills Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,292,761.73 Amount on Hand: \$4,292,761.73

Economic Activity Taxes:

Total received since inception: \$25,651,400.72 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$24,865,799.00

Property Acquisition and Relocation Costs: \$19,234,509.00

Project Implementation Costs: \$3,899,672.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$48,000,000.00

Anticipated TOTAL Project Costs: \$119,495,634.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Branson

Branson Hills Redevelopment Project

Contact Agency: Branson
Contact Phone: 417-337-8538
Developer(s): OZARK DIVERSIFIED DEVELOPMENT CO
Senate District: 29
House District: 141
Original Date Plan/Project Approved: 7/1/2004

Plan Description:

PROJECT 1-41.32 ACRES FOR THE CONSTRUCTION OF APPROXIMATELY 290,000 SQ. FT. OF RETAIL SPACE FOR A HOME DEPOT, TARGET, TJ MAXX AND SIX OUTPARCELS. PROJECT II & III - 100 ACRES FOR THE CONSTRUCTION OF APPROXIMATELY 606,825 SQ. FT. SHOPPING CENTER TO INCLUDE WAL-MART, KOHL'S AND EIGHT OUTPARCELS.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	750	Actual to Date:	1220
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Number of Retained Jobs:

Projected:	1199	Actual to Date:	1220
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Branson

Branson Landing Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$9,026,028.27 Amount on Hand: \$9,026,028.27

Economic Activity Taxes:

Total received since inception: \$33,336,752.03 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$36,974,980.00

Property Acquisition and Relocation Costs: \$39,019,548.00

Project Implementation Costs: \$0.00

Other: \$55,345,520.00

Other: \$1,500,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$148,440,048.00

Anticipated TOTAL Project Costs: \$148,440,048.00

Financing Method:

TIF Bonds
Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Branson

Branson Landing Redevelopment Project

Contact Agency: Branson

Contact Phone: 417-337-8538

Developer(s): HCW DEVELOPMENT COMPANY, LLC

Senate District: 29

House District: 141

Original Date Plan/Project Approved: 1/1/2003

Plan Description:

PUBLIC IMPROVEMENTS INCLUDE CONSTRUCTION OF AN APPROXIMATELY 220,000 SQ. FT. CONVENTION CENTER, A NEW TOWN SQUARE AND THEMED BOARDWALK ALONG LAKE TANEYCOMO, MULTI-LEVEL PARKING GARAGE, STREET UTILITY AND BRIDGE IMPROVEMENTS, ETC. PRIVATE INCLUDED 450,000 SQ. FT. ANCHOR RETAIL, TWO HOTELS AND WATERFRONT CONDOMINIUMS.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	1772
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Number of Retained Jobs:

Projected:	0	Actual to Date:	1772
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Branson

Branson Meadows TIF 1995

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,682,330.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,200,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$4,644,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,844,000.00

Anticipated TOTAL Project Costs: \$11,844,000.00

Financing Method:

TIF Bonds
Other Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 0

Branson

Branson Meadows TIF 1995

Contact Agency: Branson
Contact Phone: 417-337-8538
Developer(s): MARVIN & IVOREE MOTLEY
Senate District: 29
House District: 141
Original Date Plan/Project Approved: 8/1/1995

Plan Description:

CURRENT CONDITIONS IDENTIFIED BY MAKING PROVISION FOR ADEQUATE STREET LAYOUT, UTILITIES AND OTHER SITE IMPROVEMENTS. ENCOURAGE ORDERLY DEVELOPMENT. ENCOURAGE PRIVATE INVESTMENT. ELIMINATE POTENTIAL TRAFFIC PROBLEMS. INSTALL, RECONSTRUCT, RELOCATE STREETS AND ROADS ESSENTIAL TO DEVELOPMENT OF THE AREA.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	500
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Number of Retained Jobs:

Projected:	0	Actual to Date:	445
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Brentwood

Brentwood Pointe Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$183,625.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2,837,534.00 Amount on Hand: \$2,837,534.00

Economic Activity Taxes:

Total received since inception: \$6,938,393.00 Amount on Hand: \$183,625.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,600,000.00

Property Acquisition and Relocation Costs: \$14,600,000.00

Project Implementation Costs: \$1,300,000.00

Other: \$3,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$27,000,000.00

Anticipated TOTAL Project Costs: \$170,270,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 1

Brentwood

Brentwood Pointe Redevelopment Project

Contact Agency: Brentwood
Contact Phone: 314-963-8606
Developer(s): Dierbergs Brentwood, LLC
Senate District: 24
House District: 73
Original Date Plan/Project Approved: 6/1/1996

Plan Description:

The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accomodate approximately 900,000 square feet of new development comprising retail, office, entertainment, and apartment development. The Redevelopment Project consists of a commercial/retail center located on Redevelopment Areas 2 & 3.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	389
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Brentwood

Hanley Station--Hanley/Strassner TIF Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$198,939.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$3,087,136.00 Amount on Hand: \$3,087,136.00

Economic Activity Taxes:

Total received since inception: \$613,754.00 Amount on Hand: \$39,534.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,400,000.00

Property Acquisition and Relocation Costs: \$350,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,250,000.00

Anticipated TOTAL Project Costs: \$46,340,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13

Brentwood

Hanley Station--Hanley/Strassner TIF Redevelopment

Contact Agency: Brentwood
Contact Phone: 314-963-8606
Developer(s): MLP Hanley Station, LLC
Senate District: 24
House District: 73
Original Date Plan/Project Approved: 4/1/2003

Plan Description:

The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accomodate a mixed-use project incorporating residential and retail spaces. The Redevelopment Project includes condominiums, retail space, a hotel and parking garages.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	83
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Brentwood

Kenilworth Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$404,078.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$3,124,616.00 Amount on Hand: \$3,124,616.00

Economic Activity Taxes:

Total received since inception: \$14,823,837.00 Amount on Hand: \$404,078.00
0

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,900,000.00

Property Acquisition and Relocation Costs: \$5,400,000.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,400,000.00

Anticipated TOTAL Project Costs: \$82,812,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 1

Brentwood

Kenilworth Redevelopment Area

Contact Agency: Brentwood
Contact Phone: 314-963-8606
Developer(s): Pace-Zelman Development, LLC
Senate District: 15
House District: 87
Original Date Plan/Project Approved: 5/1/1999

Plan Description:

Acquisition and demolition of residential and commercial structures for redevelopment of retail uses. Benefits include roadway and parking improvements.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	640	Actual to Date:	722
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Number of Retained Jobs:

Projected:	50	Actual to Date:	50
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Brentwood

Meridian Project (Hanely/Eager TIF)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$5,401,854.00 Amount on Hand: \$5,401,854.00

Economic Activity Taxes:

Total received since inception: \$5,583,481.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,600,000.00

Property Acquisition and Relocation Costs: \$10,000,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,600,000.00

Anticipated TOTAL Project Costs: \$133,683,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 10

Brentwood

Meridian Project (Hanely/Eager TIF)

Contact Agency: Brentwood
Contact Phone: 314-963-8606
Developer(s): Eager Road Associates, LLC
Senate District: 24
House District: 73
Original Date Plan/Project Approved: 12/1/2000

Plan Description:

This is a mixed-use Redevelopment Project of retail and office space including surface and structured parking.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	860
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Bridgeton

Hilltop Plaza Redevelopment Area (T3)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$105,496.79 Amount on Hand: \$105,496.79

Economic Activity Taxes:

Total received since inception: \$1,839,858.20 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$34,500,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 21

Bridgeton

Hilltop Plaza Redevelopment Area (T3)

Contact Agency: Bridgeton
Contact Phone: 314-739-7500
Developer(s): THF Rock Road Development
Senate District: 14 Sen. Chappelle-Nadal, 24 Sen. Lamping
House District: 70 Rep. Otto, 72 Rep. Nichols, 73 Rep. Curtis
Original Date Plan/Project Approved: 12/1/2007
Plan Description:
Will e-mail info

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	400	Actual to Date:	400
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Number of Retained Jobs:

Projected:	400	Actual to Date:	400
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Bridgeton

St. Charles Rock Road Redevelopment Project (T4)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$210,830.69 Amount on Hand: \$210,830.69

Economic Activity Taxes:

Total received since inception: \$487,557.89 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$25,500,000.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Bridgeton

St. Charles Rock Road Redevelopment Project (T4)

Contact Agency: Bridgeton
Contact Phone: 314-739-7500
Developer(s): Bridgeton Rock Development, LLC
Senate District: 24 Sen. Lamping, 14 Sen. Chapelle-Nadal
House District: 70 Rep. Otto, 72 Rep. Nichols, 73 Rep. Curtis
Original Date Plan/Project Approved: 7/1/2010

Plan Description:

Will e-mail info - Expansion and relocation of Walmart Supercenter Store containing approx. 148,240 square feet.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	400	Actual to Date:	400
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Number of Retained Jobs:

Projected:	400	Actual to Date:	400
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Cabool

Cabool Tax Increment Financing Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$144,631.54 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2

Cabool

Cabool Tax Increment Financing Redevelopment

Contact Agency: Cabool

Contact Phone: 4179623136

Developer(s): City of Cabool

Senate District: 33

House District: 147

Original Date Plan/Project Approved: 6/1/1993

Plan Description:

The TIF plan is helpful in creating economic activity in the depressed central business district. The plan places the risk on the developer to invest and recover monies based upon their retail performance. The TIF plan reallocates taxes based upon the creation of new jobs and retail performance. Sales tax is allocated at 50 percent and the city property tax at 100 percent. County, school, and library taxes are not affected by the TIF plan.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	111	Actual to Date:	71
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Number of Retained Jobs:

Projected:	25	Actual to Date:	31
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Camdenton

Oak Ridge Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,011.94 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$75,000.00 Amount on Hand: \$75,000.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$252,277,725.00

Property Acquisition and Relocation Costs: \$5,528,181.00

Project Implementation Costs: \$2,741,774.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,847,678.00

Anticipated TOTAL Project Costs: \$119,692,880.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Camdenton

Oak Ridge Redevelopment Area

Contact Agency: Camdenton

Contact Phone: 573-.346-3600

Developer(s): Oak Ridge Landing Development Company

Senate District: 33

House District: 155

Original Date Plan/Project Approved: 3/1/2007

Plan Description:

Construction of approximately 764.200 sq ft of retail space - tenants yet to be determined

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	800	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Charleston

1-57 Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$59,866.33 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$751,335.59 Amount on Hand: \$59,866.33

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13

Charleston

1-57 Redevelopment Plan

Contact Agency: Charleston

Contact Phone: 573-683-3325

Developer(s): NA

Senate District: 27

House District: 161

Original Date Plan/Project Approved: 4/1/2014

Plan Description:

Facilitate new development in the area, construct necessary improvements public and private within the area, and assist in the relocation of business and residents that will be displaced as a result of the plan through payment and relocation costs. The primary purpose of this plan is to establish the process by which redevelopment throughout the entire area can occur.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	95	Actual to Date:	61
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Number of Retained Jobs:

Projected:	50	Actual to Date:	25
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City of Bonne Terre

Highway 4767 T.I.F. District Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,037.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$721,107.00 Amount on Hand: \$721,107.00

Economic Activity Taxes:

Total received since inception: \$680,988.00 Amount on Hand: \$5,037.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,122,246.00

Property Acquisition and Relocation Costs: \$40,000.00

Project Implementation Costs: \$1,425,000.00

Other: \$522,754.00

Other: \$400,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,510,000.00

Anticipated TOTAL Project Costs: \$41,893,792.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

City of Bonne Terre

Highway 4767 T.I.F. District Development

Contact Agency: City of Bonne Terre
Contact Phone: 573-358-2254
Developer(s): The Orchard, LCJames Bess
Senate District: 20
House District: 107
Original Date Plan/Project Approved: 7/1/1998

Plan Description:

Each area includes water, sewer & stormwater extensions, street, curbs & gutters and environmental cleanup. In addition, Area 1 also includes property acquisition which was used to purchase and develop a small business incubator site.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	500	Actual to Date:	207
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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City of Cameron - DeKalb County

Crossroads TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$615,157.00 Amount on Hand: \$615,157.00

Economic Activity Taxes:

Total received since inception: \$2,493,650.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$387,059.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$387,059.00

Anticipated TOTAL Project Costs: \$387,059.00

Financing Method:

Other

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 19

City of Cameron - DeKalb County

Crossroads TIF District

Contact Agency: City of Cameron - DeKalb County

Contact Phone: 816-632-2177

Developer(s): Orschelns Farm & Home

Senate District: 12

House District: 8

Original Date Plan/Project Approved: 12/1/2008

Plan Description:

Access from Hwy 69, parking, and storm water improvements

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Dellwood

Chambers - West Florissant TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$62,210.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$545,594.00 Amount on Hand: \$545,594.00

Economic Activity Taxes:

Total received since inception: \$594,663.00 Amount on Hand: \$119,630.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$400,000.00

Other: \$2,650,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,050,000.00

Anticipated TOTAL Project Costs: \$15,550,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Dellwood

Chambers - West Florissant TIF

Contact Agency: City of Dellwood

Contact Phone: 314-521-4339

Developer(s): Dellwood Acquisitions, Inc.

Senate District: 14

House District: 80

Original Date Plan/Project Approved: 10/1/2005

Plan Description:

Previously Submitted Redevelopment Agreement between City of Dellwood and Koman Properties dated October 24, 2005 and First Amendment to Redevelopment Agreement dated April 14, 2008

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	72	Actual to Date:	90
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Ellsinore

Ellsinore TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$457.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$25,000.00 Amount on Hand: \$25,000.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$150,000.00

Property Acquisition and Relocation Costs: \$150,000.00

Project Implementation Costs: \$180,750.00

Other: \$905,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,385,750.00

Anticipated TOTAL Project Costs: \$3,404,750.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Ellsinore

Ellsinore TIF District

Contact Agency: City of Ellsinore

Contact Phone: 573-322-5333

Developer(s): Kearbey Enterprises, LLC

Senate District: 3

House District: 153

Original Date Plan/Project Approved: 9/1/2012

Plan Description:

Redevelopment of an old lumber yard into a home improvement store and a general merchandise store. Demolition of unsafe buildings and public improvements in RPA1. RPA1 extends utilities and other infrastructure for retail development on Hwy. 60.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	20	Actual to Date:	0
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Number of Retained Jobs:

Projected:	6	Actual to Date:	0
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City of Eureka

Eureka S. I-44 Redevelopment Area, 2005

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$25,845.74 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$3,493,689.10 Amount on Hand: \$3,493,689.10

Economic Activity Taxes:

Total received since inception: \$50,885.93 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$25,500,000.00

Property Acquisition and Relocation Costs: \$9,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$35,000,000.00

Anticipated TOTAL Project Costs: \$534,230,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

City of Eureka

Eureka S. I-44 Redevelopment Area, 2005

Contact Agency: City of Eureka
Contact Phone: 636-938-5233
Developer(s): CV Eureka, LLC
Senate District: 26
House District: 89
Original Date Plan/Project Approved: 8/1/2005
Plan Description:
Retail and House See File

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	300	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Independence

Independence Square

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$37,808.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$629,625.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$5,666,624.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,296,249.00

Anticipated TOTAL Project Costs: \$22,203,161.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Independence

Independence Square

Contact Agency: City of Independence

Contact Phone: 816-325-7183

Developer(s): NA (City Initiated)

Senate District: 11

House District: 21

Original Date Plan/Project Approved: 12/1/2013

Plan Description:

Public improvements that benefit the Redevelopment Area including beautification and new streetscapes. In the future, faade and structural improvements to be made to privately owned buildings.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	100	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Jennings

River Roads Estates Redevelopment Area 7B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$64,256.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$696,356.00 Amount on Hand: \$696,356.00

Economic Activity Taxes:

Total received since inception: \$24,058.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,000,000.00

Property Acquisition and Relocation Costs: \$3,450,000.00

Project Implementation Costs: \$125,000.00

Other: \$700,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,275,000.00

Anticipated TOTAL Project Costs: \$30,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

City of Jennings

River Roads Estates Redevelopment Area 7B

Contact Agency: City of Jennings

Contact Phone: 314-388-1164

Developer(s): SWH Investments, LLC

Senate District: 70

House District: 14

Original Date Plan/Project Approved: 11/1/2002

Plan Description:

The amendment to the agreement alters the land uses for project area 7B by expanding the senior housing component, eliminating the City Hall component, reducing the number of single family houses and increasing the commercial component.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	100	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Joplin
1717 Marketplace

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$299,297.56 Amount on Hand: \$299,297.56

Economic Activity Taxes:

Total received since inception: \$3,992,866.05 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,623,651.00

Property Acquisition and Relocation Costs: \$1,131,786.00

Project Implementation Costs: \$1,792,429.00

Other: \$3,127,805.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,675,671.00

Anticipated TOTAL Project Costs: \$51,365,165.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

City of Joplin

1717 Marketplace

Contact Agency: City of Joplin

Contact Phone: 417-624-0820 x251

Developer(s): Richard T Greg, J Scott Schaefer, & Michael Mellin

Senate District: 32

House District: 128

Original Date Plan/Project Approved: 1/1/2005

Plan Description:

The Redevelopment Plan called for the redevelopment of the approximate 38.80 acres from vacant and deteriorating property into individual commercial developments.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	397	Actual to Date:	157
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Number of Retained Jobs:

Projected:	0	Actual to Date:	200
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City of Joplin

Northpark Crossing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,340,968.10 Amount on Hand: \$1,340,968.10

Economic Activity Taxes:

Total received since inception: \$5,576,863.35 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,370,900.00

Property Acquisition and Relocation Costs: \$1,450,000.00

Project Implementation Costs: \$275,000.00

Other: \$5,853,134.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,949,034.00

Anticipated TOTAL Project Costs: \$60,167,947.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

City of Joplin

Northpark Crossing

Contact Agency: City of Joplin
Contact Phone: 417-624-0820 x251
Developer(s): Jeffrey L. Ungerer
Senate District: 32
House District: 128
Original Date Plan/Project Approved: 6/1/2004

Plan Description:

The Redevelopment Plan called for the redevelopment of the approximate 31.08 acres into individual redevelopment project areas. Each individual redevelopment project area will be its own project. The redevelopment of this area accomplishes the goals of the City for infill retail development. There are shopping areas to both the north and west providing some retail choices for consumers. Redevelopment of this area has created synergy among al

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

16 of the 18 structures within the Redevelopment Area were over 35 years old. Eight of the 13 single family homes were rental units. Parcels H & I were not connected to sewers and Parcels J & K did not have sewers immediately available.

Number of New Jobs:

Projected:	500	Actual to Date:	500
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Number of Retained Jobs:

Projected:	0	Actual to Date:	97
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City of Joplin

Recovery TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$160,684.58 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,000,000.00

Property Acquisition and Relocation Costs: \$30,000,000.00

Project Implementation Costs: \$250,000.00

Other: \$13,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$42,000,000.00

Anticipated TOTAL Project Costs: \$807,000,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 11

City of Joplin

Recovery TIF

Contact Agency: City of Joplin
Contact Phone: 417-624-0820 x251
Developer(s): Joplin Redevelopment Corporation
Senate District: 32
House District: 128
Original Date Plan/Project Approved: 12/1/2012

Plan Description:

The City of Joplin was struck by an EF-5 tornado on May 22, 2011 that damaged or destroyed 30 of the community. As a result, the Redevelopment Plan called for the redevelopment of the approximate 3,100 acres in order to facilitate the recovery and economic revitalization of the area. The Redevelopment Project describes total project costs of 807 million. The Redevelopment Project is comprised of numerous redevelopment project components, i

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1299	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Manchester

Highway 141 Manchester Road Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,993,605.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,849,880.00 Amount on Hand: \$4,849,880.00

Economic Activity Taxes:

Total received since inception: \$15,798,501.00 Amount on Hand: \$7,993,605.00
0

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,500,000.00

Property Acquisition and Relocation Costs: \$23,500,000.00

Project Implementation Costs: \$3,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$37,500,000.00

Anticipated TOTAL Project Costs: \$133,075,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 14

City of Manchester

Highway 141 Manchester Road Redevelopment Area

Contact Agency: City of Manchester
Contact Phone: (636) 227-1385
Developer(s): Pace Properties, Inc.
Senate District: 15
House District: Split between Districts 88 and 92
Original Date Plan/Project Approved: 11/1/2005

Plan Description:

Clearance of low-density, under-utilized properties to redevelop for a large-scale retail project, known as Manchester Highlands, by taking advantage of the accessibility and visibility provided by the newly widened Highway 141 from 2 to 6 lanes. The project will add about 500,000 square feet of retail space to the corridor. The major anchor tenants are Costco and Wal-Mart. Junior anchors include Best Buy, PetSmart, and Bed, Bath & Beyond.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	785
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City of Moline Acres

St. Cyr Road Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$27,371.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,203,749.65 Amount on Hand: \$167,919.41

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$800,000.00

Property Acquisition and Relocation Costs: \$1,500,000.00

Project Implementation Costs: \$0.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,500,000.00

Anticipated TOTAL Project Costs: \$9,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Moline Acres

St. Cyr Road Redevelopment Project

Contact Agency: City of Moline Acres

Contact Phone: 314-868-2433

Developer(s): St Cyr investment Company

Senate District: 013

House District: 069

Original Date Plan/Project Approved: 1/1/2003

Plan Description:

Redevelopment Agreement between City of Moline Acres and St. Cyr Investment Company, September 15, 2005.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	75	Actual to Date:	75
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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CITY OF ST. JOHN

ST. CHARLES ROCK ROAD TIF #1-7

Contact Agency: CITY OF ST. JOHN
Contact Phone: 314-427-8700
Developer(s): Barron Realty Bentley Woodard
Senate District: 24
House District: 81
Original Date Plan/Project Approved: 12/1/1989

Plan Description:

General re-development planned industrial business park with 9 parcels allocated for planned light industrial development skilled care nursing home facility Phone number that was not allowed on page 1 is 314-426-2211

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	150	Actual to Date:	0
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Number of Retained Jobs:

Projected:	300	Actual to Date:	0
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ST. CHARLES ROCK ROAD TIF #1-7

Current Amount of Revenue in Special Allocation Fund:	\$364,879.00	As of:	1/1/2014
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Total received since inception:	\$12,669,576.0	Amount on Hand:	\$12,669,576.0
	0		0

Total received since inception: \$2,952,772.00 Amount on Hand: \$68,962.00

Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Other

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 0

CITY OF ST. JOHN

ST. CHARLES ROCK ROAD TIF #1-7

Contact Agency: CITY OF ST. JOHN
Contact Phone: 314-427-8700
Developer(s): Barron Realty , Bentley Woodard
Senate District: 24
House District: 81

Original Date Plan/Project Approved: 12/1/1989

Plan Description:

General re-development planned industrial business park with 9 parcels allocated for planned light industrial development skilled care nursing home facility Phone number that was not allowed on page 1 is 314-426-2211

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	150	Actual to Date:	0
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Number of Retained Jobs:

Projected:	300	Actual to Date:	0
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CITY OF ST. JOHN

ST. JOHN CROSSING TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$112.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2,333,807.00 Amount on Hand: \$2,333,807.00

Economic Activity Taxes:

Total received since inception: \$4,112,539.00 Amount on Hand: \$112.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$250,000.00

Property Acquisition and Relocation Costs: \$4,535,000.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,985,000.00

Anticipated TOTAL Project Costs: \$5,645,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 14

CITY OF ST. JOHN

ST. JOHN CROSSING TIF

Contact Agency: CITY OF ST. JOHN

Contact Phone: 314-427-8700

Developer(s): St. John Crossings, LLC

Senate District: 24

House District: 81

Original Date Plan/Project Approved: 7/1/2001

Plan Description:

Nineteen 19 acres of Blighted Area to be a shopping center, anchored by Shop N Save grocery store, 66,200 sq ft with 36,000 sq ft of retail space, plus two 2 out parcels and parking for 612 vehicles.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	175	Actual to Date:	230
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of St. Peters
Old Town Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,555,911.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$5,997,402.00 Amount on Hand: \$5,997,402.00

Economic Activity Taxes:

Total received since inception: \$5,579,878.00 Amount on Hand: \$1,956,545.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,130,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,330,000.00

Anticipated TOTAL Project Costs: \$236,100,100.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

City of St. Peters

Old Town Redevelopment Area

Contact Agency: City of St. Peters

Contact Phone: 636-477-6600 x1305

Developer(s): na

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 5/1/1996

Plan Description:

The plan permits the use of TIF funds to increase the flood protection to the 500 year level from 100 year protection to encourage redevelopment of tracts fronting I-70 for retail commercial purposes, revitalization of Old Town St. Peters, and development of infrastructure for development of industrial sites north of the railroad. Salt River Road has been extended, linking Premier 370 to Highway 79 and further access to a large development area.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	238
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of St. Peters

St. Peters Centre Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,489,034.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$34,950,311.00 Amount on Hand: \$34,950,311.00
0 0

Economic Activity Taxes:

Total received since inception: \$3,589,754.00 Amount on Hand: \$1,071,823.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,974,642.00

Property Acquisition and Relocation Costs: \$4,074.00

Project Implementation Costs: \$117,284.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,096,000.00

Anticipated TOTAL Project Costs: \$31,771,000.00

Financing Method:

General Obligation Bonds
TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 0

City of St. Peters

St. Peters Centre Redevelopment Area

Contact Agency: City of St. Peters
Contact Phone: 636-477-6600 x1305
Developer(s): Larry Harder David Reif
Senate District: 23
House District: 17
Original Date Plan/Project Approved: 12/1/1992

Plan Description:

A retail power center anchored by Costco, of approximately 110,000 sq. ft. of additional retail stores and restaurants is located on a site containing approximately 24 acres. A smaller retail center was built adjacent to Costco which is mostly leased. The District, which includes City Hall and the Rec-Plex, is developed with Class A office space and retail uses. Development continues with additional office and retail buildings.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	300	Actual to Date:	2124
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of St. Peters

St. Peters Route 370

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$348,990.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$768,565.00 Amount on Hand: \$768,565.00

Economic Activity Taxes:

Total received since inception: \$80,570.00 Amount on Hand: \$17,039.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$70,000,000.00

Anticipated TOTAL Project Costs: \$131,092,500.00

Financing Method:

General Obligation Bonds

TIF Bonds

Other Bond

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

City of St. Peters

St. Peters Route 370

Contact Agency: City of St. Peters

Contact Phone: 636-477-6600 x1305

Developer(s): Duke - Jon Hinds

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 12/1/1999

Plan Description:

The project is the creation of a new mixed-use development area that will include office/warehouse, manufacturing, office, dining/entertainment, hotel/conference, cultural and recreation users. The primary development infrastructure has been completed other infrastructure will be installed as development occurs. A trucking company office/warehouse has been constructed and is open in the development.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	75
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Clayton

Carondelet Village Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,523,727.00

Property Acquisition and Relocation Costs: \$6,728,249.00

Project Implementation Costs: \$26,546,870.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$36,798,847.00

Anticipated TOTAL Project Costs: \$127,682,318.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Clayton

Carondelet Village Redevelopment Plan

Contact Agency: Clayton

Contact Phone: 314.290.8467

Developer(s): Mark S. Mehlman Realty, Inc

Senate District: 24

House District: 87

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

Construction of approximately 128 million mixed used development including retail, theater/performance hall, office space, hotel and 650 car parking garage.

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	926	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Columbia

Regency Hotel Redevelopment Plan and Project TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,295.88 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$43,602.90 Amount on Hand: \$7,295.88

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,750,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$450,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,200,000.00

Anticipated TOTAL Project Costs: \$20,300,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Columbia

Regency Hotel Redevelopment Plan and Project TIF

Contact Agency: Columbia
Contact Phone: 573-874-7333
Developer(s): Broadway Lodging, LLC
Senate District: 19
House District: 25
Original Date Plan/Project Approved: 2/1/2011

Plan Description:

Comprehensive redevelopment of the property to include an upscale hotel and associated restaurant, lounge and meeting space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	39	Actual to Date:	81
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Number of Retained Jobs:

Projected:	23	Actual to Date:	23
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Columbia

TIGER Hotel Redevelopment TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$116,331.68 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$31,235.37 Amount on Hand: \$31,235.37

Economic Activity Taxes:

Total received since inception: \$87,138.33 Amount on Hand: \$85,096.31

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$235,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$1,350,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,785,000.00

Anticipated TOTAL Project Costs: \$8,925,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Columbia

TIGER Hotel Redevelopment TIF

Contact Agency: Columbia
Contact Phone: 573-874-7333
Developer(s): Columbia Hotel Investment, Inc.
Senate District: 19
House District: 25
Original Date Plan/Project Approved: 7/1/2009

Plan Description:

Transform the former hotel from its current use as retirement apartments into a newly renovated boutique style historic lodging facility.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	33	Actual to Date:	74
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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County Club Hills

Lucas-Hunt/Chandler Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,612.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$89,814.00 Amount on Hand: \$89,814.00

Economic Activity Taxes:

Total received since inception: \$59,816.00 Amount on Hand: \$27,955.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

County Club Hills

Lucas-Hunt/Chandler Redevelopment Area

Contact Agency: County Club Hills

Contact Phone: 314-261-0845

Developer(s): Samsone Developers

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 3/1/2006

Plan Description:

To alleviate those conditions that have caused the area to become blighted. To facilitate the comprehensive and unified redevelopment of the area. To construct necessary improvements and assist in the relocation of businesses and residents that will be displaced as a result of the plan through payment of relocation costs. Wallgreens has been constructed within the boundaries.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Desloge

Highway 67 Tax Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,366,697.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2,488,032.00 Amount on Hand: \$2,488,032.00

Economic Activity Taxes:

Total received since inception: \$10,150,742.00 Amount on Hand: \$1,366,697.00
0

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,066,121.00

Property Acquisition and Relocation Costs: \$1,145,232.00

Project Implementation Costs: \$1,123,728.00

Other: \$1,490,008.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,825,089.00

Anticipated TOTAL Project Costs: \$16,500,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

Desloge

Highway 67 Tax Financing District

Contact Agency: Desloge

Contact Phone: 573.431.3700

Developer(s): none

Senate District: 003

House District: 117

Original Date Plan/Project Approved: 4/1/1997

Plan Description:

The TIF completed the eastern outer road and now will concentrate on improving sites commercial development by improving land.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	15
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Number of Retained Jobs:

Projected:	0	Actual to Date:	200
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Elm Grove

Elm Grove (incl. Hazelwood Plaza)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$628,488.00

Property Acquisition and Relocation Costs: \$265,545.00

Project Implementation Costs: \$180,967.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,075,000.00

Anticipated TOTAL Project Costs: \$1,523,533.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Elm Grove

Elm Grove (incl. Hazelwood Plaza)

Contact Agency: Elm Grove

Contact Phone: 3145135018

Developer(s): JDS Investments

Senate District: 14

House District: 76

Original Date Plan/Project Approved: 4/1/1999

Plan Description:

The area has been primarily retail. At the time of the plan adoption, the K-Mart had been closed and Walgreens was moving to a new location within the area. Plans called for redevelopment of the entire area into a large shopping plaza.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	304
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Number of Retained Jobs:

Projected:	0	Actual to Date:	30
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Farmington

Highway 67 Tax Increment Finance District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$47,064.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$140,614.00 Amount on Hand: \$140,614.00

Economic Activity Taxes:

Total received since inception: \$395,645.00 Amount on Hand: \$47,064.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$21,530,000.00

Property Acquisition and Relocation Costs: \$5,420,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,950,000.00

Anticipated TOTAL Project Costs: \$124,050,000.00

Financing Method:

Pay As You Go
TIF Notes
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Farmington

Highway 67 Tax Increment Finance District

Contact Agency: Farmington

Contact Phone: 573-756-1701

Developer(s): NA

Senate District: 003

House District: 106

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

1public&2private developmnt projects.Public proj includes construction of wastewater treatment plant&support,addressing radionuclide problem, property acquisition,&infrastructure imprvmnt.1st private consists of demo of existing conditions&site improvmt to include a 220,000sqft retail/comm/restaurant space.2nd consists of demo of existing conditions&new infrastructurewater wells/tower, lift station,elec substation&570,000retail/comm space

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	450	Actual to Date:	180
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Farmington

Karsch Downtown Redevelopment District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$472,164.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,556,509.00 Amount on Hand: \$1,556,509.00

Economic Activity Taxes:

Total received since inception: \$5,058,194.00 Amount on Hand: \$472,164.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,500,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$5,000,000.00

Other: \$800,000.00

Other: \$4,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,800,000.00

Anticipated TOTAL Project Costs: \$66,000,000.00

Financing Method:

Pay As You Go
Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Farmington

Karsch Downtown Redevelopment District

Contact Agency: Farmington

Contact Phone: 573-756-1701

Developer(s): NA

Senate District: 003

House District: 106

Original Date Plan/Project Approved: 12/1/2003

Plan Description:

Redevelopment plan will utilize public activities to alleviate existing conditions. Projects will convert existing deteriorated area, demolish deteriorated & dilapidated buildings & provide areas for both public & private buildings. Redevelopment activities in the area will include archeology/historic preservation, parking improvements, utilities, street, curb & guttering, municipal & county facilities.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	366
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Number of Retained Jobs:

Projected:	0	Actual to Date:	242
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Fenton

Dierberg's Fenton Crossing Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,296,187.00 Amount on Hand: \$4,296,187.00

Economic Activity Taxes:

Total received since inception: \$10,096,108.00 Amount on Hand: \$0.00
0

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,310,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,460,000.00

Anticipated TOTAL Project Costs: \$25,450,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Fenton

Dierberg's Fenton Crossing Project

Contact Agency: Fenton

Contact Phone: 636-343-2080

Developer(s): Sansone Group

Senate District: 15

House District: 95

Original Date Plan/Project Approved: 10/1/1998

Plan Description:

Redevelopment of the area to construct a retail shopping center.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	100	Actual to Date:	100
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Fenton

Gravois Bluffs Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$31,481,924.00 Amount on Hand: \$31,481,924.00
0 0

Economic Activity Taxes:

Total received since inception: \$52,072,394.00 Amount on Hand: \$0.00
0

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$39,900,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$275,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$40,275,000.00

Anticipated TOTAL Project Costs: \$164,700,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Fenton

Gravois Bluffs Redevelopment Project

Contact Agency: Fenton

Contact Phone: 636-343-2080

Developer(s): GJ Grewe Inc

Senate District: 15

House District: 95

Original Date Plan/Project Approved: 10/1/1998

Plan Description:

Redevelopment of the area to construct a retail shopping center, entertainment facilities, and office space. This project provides services that were not previously available in the Fenton area. Road improvements in the area have decreased the stress on the interchange of highways 30 and 141.

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	2050	Actual to Date:	2500
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Number of Retained Jobs:

Projected:	300	Actual to Date:	300
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Ferguson

Downtown Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$779,455.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2,536,886.00 Amount on Hand: \$2,536,886.00

Economic Activity Taxes:

Total received since inception: \$1,868,605.00 Amount on Hand: \$339,375.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,000,000.00

Property Acquisition and Relocation Costs: \$5,500,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$1,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,500,000.00

Anticipated TOTAL Project Costs: \$32,500,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Ferguson

Downtown Redevelopment Plan

Contact Agency: Ferguson

Contact Phone: 314-524-5257

Developer(s): none

Senate District: 13,14

House District: 70,80

Original Date Plan/Project Approved: 9/1/2002

Plan Description:

This Plan has been adopted without the designation of a developer. The concept involves multiple developments and activities over the life of the plan, may include larger-scale developments undertaken by multiple developers, smaller-scale projects involving individual property owners, or projects implemented by the City.

Plan/Project Status: Seeking Developer

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	45
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Number of Retained Jobs:

Projected:	0	Actual to Date:	928
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Ferguson

Halls Ferry/I-270 Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$921,078.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$5,439,845.00 Amount on Hand: \$5,439,845.00

Economic Activity Taxes:

Total received since inception: \$7,934,789.00 Amount on Hand: \$546,449.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,904,000.00

Property Acquisition and Relocation Costs: \$2,838,000.00

Project Implementation Costs: \$540,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,282,000.00

Anticipated TOTAL Project Costs: \$26,048,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 1

Ferguson

Halls Ferry/I-270 Redevelopment Plan

Contact Agency: Ferguson

Contact Phone: 314-524-5257

Developer(s): Crossing at Halls Ferry LLC (Dissolved 3-14-11)

Senate District: 14

House District: 75

Original Date Plan/Project Approved: 7/1/1997

Plan Description:

Redevelop blighted 27.4 acres tract zoned C-1, General Commercial, which includes vacant Central Hardware store, into large-scale, planned retail center consisting of approximately 275,000 square feet retail with Home Depot and Shop-N-save as anchors. Infrastructure improvements include roadway, sidewalk, stormwater, and traffic signalization.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	35
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Number of Retained Jobs:

Projected:	0	Actual to Date:	474
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Florissant

Cross Keys Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$171,817.21 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,139,181.91 Amount on Hand: \$4,139,181.91

Economic Activity Taxes:

Total received since inception: \$10,518,815.39 Amount on Hand: \$171,817.21

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

TIF Notes

Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Florissant

Cross Keys Redevelopment Project

Contact Agency: Florissant
Contact Phone: 314-921-5700
Developer(s): Sansone Cross Keys LLC
Senate District: 13
House District: 75
Original Date Plan/Project Approved: 10/1/2001

Plan Description:

To facilitate redevelopment of the area for quality retail development comprised of commercial uses. To further provide new jobs and generate new revenue for the affected taxing districts.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Fulton

Atkinson Road Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$597,694.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$7,692,100.00 Amount on Hand: \$7,692,100.00

Economic Activity Taxes:

Total received since inception: \$195,163.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,954,340.00

Property Acquisition and Relocation Costs: \$1,125,800.00

Project Implementation Costs: \$257,590.00

Other: \$25,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,362,730.00

Anticipated TOTAL Project Costs: \$4,362,730.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 3

Fulton

Atkinson Road Tax Increment Financing Plan

Contact Agency: Fulton

Contact Phone: 573-592-3131

Developer(s): Dollar General Corporation

Senate District: 16

House District: 20

Original Date Plan/Project Approved: 7/1/1998

Plan Description:

Construction of 1,200,000 square foot warehouse and distribution

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	300	Actual to Date:	650
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Fulton

Fulton Commons Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$140,299.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$983,114.00 Amount on Hand: \$983,114.00

Economic Activity Taxes:

Total received since inception: \$629,977.00 Amount on Hand: \$44,896.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,500,000.00

Property Acquisition and Relocation Costs: \$2,024,000.00

Project Implementation Costs: \$1,558,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,082,689.00

Anticipated TOTAL Project Costs: \$7,082,689.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Fulton

Fulton Commons Redevelopment Project

Contact Agency: Fulton

Contact Phone: 573-592-3131

Developer(s): LG&D originally

Senate District: 16

House District: 20

Original Date Plan/Project Approved: 11/1/2003

Plan Description:

Creation of home improvement center, bowling alley, theater, grocery store, etc.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	45	Actual to Date:	175
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Fulton

Fulton Public Improv. Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$342,436.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$3,400,081.00 Amount on Hand: \$3,400,081.00

Economic Activity Taxes:

Total received since inception: \$496,653.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$107,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$235,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$342,000.00

Anticipated TOTAL Project Costs: \$342,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

Fulton

Fulton Public Improv. Tax Increment Financing Plan

Contact Agency: Fulton

Contact Phone: 573-592-3131

Developer(s): Fulton 5 Transportation Development Corporation

Senate District: 16

House District: 20

Original Date Plan/Project Approved: 12/1/1996

Plan Description:

This plan consists of interchange at intersection of Route HH and Hwy 54, a connecting road from the interchange to William Woods Road, outer roadways along portions of Hwy 54 with limited access, the elimination of all grade crossings at the intersection of Westminster Avenue and Hwy 54, and other public improvements.

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	250	Actual to Date:	816
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grain Valley

Mall at Sni-A-Bar TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$35,163.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,963,718.00 Amount on Hand: \$1,963,718.00

Economic Activity Taxes:

Total received since inception: \$1,386,952.00 Amount on Hand: \$35,163.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,502,043.00

Property Acquisition and Relocation Costs: \$1,150,000.00

Project Implementation Costs: \$648,948.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,300,991.00

Anticipated TOTAL Project Costs: \$4,300,991.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Grain Valley

Mall at Sni-A-Bar TIF Plan

Contact Agency: Grain Valley
Contact Phone: 816-847-6281
Developer(s): Ward Development & Investment CO
Senate District: 8
House District: 55
Original Date Plan/Project Approved: 6/1/2002

Plan Description:

Development of 10.5 acres of blighted property into a mixed-use project including a grocery store, in-line retail center and pad sites totaling approximately 145,000 square feet of retail and office space, plus 32 residential units, parking and necessary infrastructure.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	148	Actual to Date:	165
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grain Valley, MO

Grain Valley Marketplace Interchange TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$28,415.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$53,202.00 Amount on Hand: \$53,202.00

Economic Activity Taxes:

Total received since inception: \$85,605.00 Amount on Hand: \$28,415.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,240,135.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$543,545.00

Other: \$3,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,283,680.00

Anticipated TOTAL Project Costs: \$25,908,026.00

Financing Method:

Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

Grain Valley, MO

Grain Valley Marketplace Interchange TIF

Contact Agency: Grain Valley, MO

Contact Phone: 816-847-6281

Developer(s): SG Properties(project 2), Project 1A-None

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 9/1/2010

Plan Description:

Redevelopment of 85 acres of blighted property into a mixed use project consisting of a movie theater, fast food and full service restaurants, in line retail center and pad sites totaling 175,000 square feet with all necessary parking, utilities, and streets.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	185	Actual to Date:	110
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #10-Botts Road Industrial Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,126.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,026,476.00 Amount on Hand: \$1,026,476.00

Economic Activity Taxes:

Total received since inception: \$26,679.00 Amount on Hand: \$105.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,513,700.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,613,700.00

Anticipated TOTAL Project Costs: \$5,613,700.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #10-Botts Road Industrial Redevelopment Area

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Botts Investment LLC
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Plan was developed to help fund some of the costs of constructing arterial and collector streets, storm sewers and sanitary sewers necessary for this industrial district in Grandview. Vacant land is 222 of the 357 acres of the Redevelopment Area vacancies comprise 517,000SF of the 1,167,300SF of buildings Botts Road is narrow and in poor condition major utility lines need to be relocated for business expansion.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	200	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #11-Jordan's Keep Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$97,737.00 Amount on Hand: \$97,737.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$955,700.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$955,700.00

Anticipated TOTAL Project Costs: \$11,902,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #11-Jordan's Keep Redevelopment Area

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Affinity Development
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 4/1/2005

Plan Description:

Develop a long-vacant and underutilized area of the City into a senior housing community consisting of 74 single-family detached villa homes and 37 attached villa apartments.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #12-Patel Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$378,444.00 Amount on Hand: \$378,444.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$799,492.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$373,131.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,172,623.00

Anticipated TOTAL Project Costs: \$9,862,378.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #12-Patel Redevelopment Area

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Balaji Development Corporation
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 6/1/2005

Plan Description:

Plan was developed to assist paying for construction of a new 38,000SF, three story hotel with meeting rooms, indoor spa, exercise room, business center and breakfast area. Plan also included construction of a second hotel, similar to the original, as well as an 8,000SF sit-down restaurant. Also included construction of public improvements such as sidewalks, parking lots, storm drainage, other utility systems and extension of White Avenue.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Developer-prepared blight study

Number of New Jobs:

Projected:	64	Actual to Date:	15
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #13-Grandview Crossing Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,568.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$314,684.00 Amount on Hand: \$314,684.00

Economic Activity Taxes:

Total received since inception: \$711,184.00 Amount on Hand: \$10,099.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,903,129.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,903,129.00

Anticipated TOTAL Project Costs: \$62,033,263.00

Financing Method:

Pay As You Go
Other Bond

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #13-Grandview Crossing Redevelopment Area

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): 75th Street LLC
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 10/1/2005

Plan Description:

Plan area contains sixty acres, with a mix of developed uses and some vacant tracts of land with multiple zoning districts. The largest developed area includes a vacant, former K-Mart store with an in-line strip plaza. Other issues include poor site access from adjoining street network poor site appearance, drainage, degradation and utilities and, functional obsolescence of existing buildings.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Blight study completed in 1988 and updated in 2005.

Number of New Jobs:

Projected:	0	Actual to Date:	25
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #14-Sunrise Farms Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,268,599.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,144,590.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,413,189.00

Anticipated TOTAL Project Costs: \$68,406,671.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #14-Sunrise Farms Redevelopment Area

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Rausch Coleman Cray LLC
Senate District: 10 at time of TIF approval
House District: 46 at time of TIF approval
Original Date Plan/Project Approved: 6/1/2009

Plan Description:

Plan was developed to pay extraordinary costs in the development of vacant, undeveloped tract of land. Plan proposed six separate redevelopment projects totaling 500,000SF of retail, specialty retail, commercial, office and institutional uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Developer hired consultant for blight study

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #15-Truman's Landing Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$39,470,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$39,470,000.00

Anticipated TOTAL Project Costs: \$83,114,524.00

Financing Method:

General Obligation Bonds
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #15-Truman's Landing Redevelopment Area

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Red Legacy LLC
Senate District: 10 at time of TIF approval
House District: 37 at time of TIF approval
Original Date Plan/Project Approved: 2/1/2012

Plan Description:

Plan includes 72 acres and 12 redevelopment projects totaling 544,000SF of grocery, big box retail, junior anchor and retail, commercial and other leasable space as part of a state-of-the-art destination retail center.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

City completed blight study and FMV appraisals.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #1-Southwest Economic Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$3,000,905.00 Amount on Hand: \$3,000,905.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,952,843.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,952,843.00

Anticipated TOTAL Project Costs: \$27,693,030.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #1-Southwest Economic Development Area

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Several different developers
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 1/1/1989

Plan Description:

Assist with construction of collector and arterial street network additions.
Storm sewers and sanitary sewers necessary for this area to accommodate additional industrial growth.

Plan/Project Status: District Dissolved

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	900
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Number of Retained Jobs:

Projected:	0	Actual to Date:	100
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Grandview

TIF #2-Northwest Economic Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,348,001.00 Amount on Hand: \$1,348,001.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,562,048.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,562,048.00

Anticipated TOTAL Project Costs: \$9,562,048.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #2-Northwest Economic Development Area

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Several developers
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 9/1/1989

Plan Description:

Pay portion of costs of constructing arterial and collector streets, storm sewers and sanitary sewer sewers necessary for development of industrial district in Grandview. Included reconstruction of Doctor Greaves Road reconstruction of 1600LF of Cartwright Ave. extension of Cartwright Ave. extension of sanitary sewer lines.

Plan/Project Status: District Dissolved

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	175
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #3-North Economic Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,873,693.00 Amount on Hand: \$1,873,693.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$495,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$252,135.00

Other: \$2,580,000.00

Other: \$8,810,910.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,408,045.00

Anticipated TOTAL Project Costs: \$13,732,580.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #3-North Economic Development Area

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Several Developers
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 3/1/1990

Plan Description:

Fund the needed arterial streets, storm sewers and sanitary sewers to develop commercial properties in this district. The 1997 plan amendment expanded the project area and eligible projects was to redevelop the Truman Corners Shopping Center -- which was a 500,000SF retail center that was nearly 30 vacant. Projects included widening and signalization of Truman Corners' entrance at Blue Ridge Blvd. and new internal improvements.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	300
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Number of Retained Jobs:

Projected:	0	Actual to Date:	160
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Grandview

TIF #4-Sam's Wholesale Club

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,227,308.00 Amount on Hand: \$1,227,308.00

Economic Activity Taxes:

Total received since inception: \$1,885,138.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$334,813.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$120,000.00

Other: \$2,618,363.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,073,176.00

Anticipated TOTAL Project Costs: \$13,054,813.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #4-Sam's Wholesale Club

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Wal-Mart Inc.
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 4/1/1993

Plan Description:

Pay extraordinary costs in redevelopment of Sam's Club store site. These costs involved demolition of the 125,000SF building, relocation of a major storm sewer ditch, construction of a storm water detention basin and restoration of a portion of the parking lot.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	180
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Number of Retained Jobs:

Projected:	0	Actual to Date:	100
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Grandview

TIF #5-Truman Corner's Shopping Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,227,308.00 Amount on Hand: \$1,227,308.00

Economic Activity Taxes:

Total received since inception: \$1,885,138.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$334,813.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$120,000.00

Other: \$2,618,363.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,073,176.00

Anticipated TOTAL Project Costs: \$13,054,813.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #5-Truman Corner's Shopping Center

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): State Street Bank and Trust of Missouri
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 12/1/1997

Plan Description:

Pay extraordinary costs in the redevelopment of the 1950s era Truman Corners Shopping Center, which had become physically and functionally obsolete. Center had 27 vacancy rate and declining real estate values and sales tax receipts.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	180
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Number of Retained Jobs:

Projected:	0	Actual to Date:	100
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Grandview

TIF #6-West Blue Ridge Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$408,082.00 Amount on Hand: \$408,082.00

Economic Activity Taxes:

Total received since inception: \$401,448.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$877,000.00

Property Acquisition and Relocation Costs: \$410,000.00

Project Implementation Costs: \$50,000.00

Other: \$450,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,787,000.00

Anticipated TOTAL Project Costs: \$8,338,080.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #6-West Blue Ridge Redevelopment Project

Contact Agency: Grandview

Contact Phone: (816) 316-4820

Developer(s): H.T. Paul Company and McDonalds Corporation

Senate District: 10 at time of TIF approval

House District: 45 at time of TIF approval

Original Date Plan/Project Approved: 8/1/2001

Plan Description:

Signalization of Harry Truman Drive and Blue Ridge Boulevard intersection to support construction of McDonald's restaurant and O'Reilly Auto Parts.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

City hired Integra Realty Resources

Number of New Jobs:

Projected:	100	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #7-West Old U.S. Highway 71 Access Road Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$614,382.00 Amount on Hand: \$614,382.00

Economic Activity Taxes:

Total received since inception: \$53,578.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,090,841.00

Property Acquisition and Relocation Costs: \$4,162,148.00

Project Implementation Costs: \$227,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$10,479,989.00

Anticipated TOTAL Project Costs: \$32,500,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #7-West Old U.S. Highway 71 Access Road Area

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Beckner Development Corporation
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 4/1/2002

Plan Description:

Area consists of vacant lots, vacant buildings, under-performing properties and public eyesores. Primary use of TIF would be used for land assemblage and site preparation costs, civil engineering fees, architectural fees, environment testing, internal construction costs and legal fees. Developer purchased a small piece of ground at north end of area to construct 18,000SF with the possibility of purchasing additional ground for development.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

City hired Integra Realty Resources

Number of New Jobs:

Projected:	400	Actual to Date:	60
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #8- Downtown Grandview

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$22,532.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$156,582.00 Amount on Hand: \$156,582.00

Economic Activity Taxes:

Total received since inception: \$148,713.00 Amount on Hand: \$10,815.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$550,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$700,000.00

Anticipated TOTAL Project Costs: \$2,800,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #8- Downtown Grandview

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): State Street Bank and Trust of Missouri, N.A.
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 7/1/2002

Plan Description:

Provide additional off-street parking public and private preserve existing businesses and allow expansion renovation of underutilized older buildings development of vacant sites and renovation of vacant buildings building faade improvement and, downtown theme development.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.
City completed in-house blight study and Downtown Plan

Number of New Jobs:

Projected:	150	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #9-Gateway Commons Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$93,563.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,982,040.00 Amount on Hand: \$1,982,040.00

Economic Activity Taxes:

Total received since inception: \$392,584.00 Amount on Hand: \$15,468.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,683,000.00

Property Acquisition and Relocation Costs: \$3,149,000.00

Project Implementation Costs: \$1,975,350.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,807,350.00

Anticipated TOTAL Project Costs: \$48,000,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #9-Gateway Commons Redevelopment Area

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Gateway Plaza, LLC
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 9/1/2003

Plan Description:

Plan was developed to resolve flooding issues, relocate two large sanitary sewer interceptor lines and provide current transportation infrastructure federal, state and local facilities. The focus of the Plan would develop a 60,000SF Harley Davidson retail dealership, several outparcels convenience stores, restaurants, other, 200,000SF of in-line retail space and mix of residential units.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

IRR appraised ground and provided valuations.

Number of New Jobs:

Projected:	400	Actual to Date:	80
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Hazelwood

Hazelwood Logistics Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$3,059,614.00 Amount on Hand: \$3,059,614.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,500,000.00

Property Acquisition and Relocation Costs: \$5,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,000,000.00

Anticipated TOTAL Project Costs: \$43,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Hazelwood

Hazelwood Logistics Center

Contact Agency: Hazelwood

Contact Phone: 3145135018

Developer(s): McEagle

Senate District: 14

House District: 76

Original Date Plan/Project Approved: 11/1/2006

Plan Description:

The project removed blight from 221 acres of mixed commercial and residential development, which included a dump site and land owned by both the county and the airport. The site has been cleared of all but a small church and is now being marketed as an industrial park. There is one building, a 405,000 industrial structure, in the park.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1000	Actual to Date:	77
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Hazelwood

Park 370

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,219,825.00 Amount on Hand: \$4,219,825.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$16,779,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$250,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,029,000.00

Anticipated TOTAL Project Costs: \$163,894,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 0

Hazelwood

Park 370

Contact Agency: Hazelwood
Contact Phone: 3145135018
Developer(s): Tristar Business Communities
Senate District: 7
House District: 78
Original Date Plan/Project Approved: 12/1/1998

Plan Description:

Project seeks to convert land in the Missouri Bottoms floodplain into a light industrial park with access from MO 370. Project includes raising a small portion of land south of MO 370 in Bridgeton.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	3000	Actual to Date:	2893
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Herculaneum

I-55/McNutt Street Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$31,300,000.00

Property Acquisition and Relocation Costs: \$800,000.00

Project Implementation Costs: \$1,900,000.00

Other: \$3,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$37,000,000.00

Anticipated TOTAL Project Costs: \$103,681,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Herculaneum

I-55/McNutt Street Tax Increment Financing

Contact Agency: Herculaneum
Contact Phone: 636-475-4447
Developer(s): Herculaneum Development, Inc.
Senate District: 22
House District: 103
Original Date Plan/Project Approved: 12/1/2007

Plan Description:

The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accommodate 1 approximately 312,000 square feet of new commercial space, 2 development of 10 commercial outlots and 3 an approximately 92-room hotel.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Hermann

Frene Creek TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$804,227.68 Amount on Hand: \$804,227.68

Economic Activity Taxes:

Total received since inception: \$1,048,656.84 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,498,900.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$86,974.00

Other: \$53,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$1,638,874.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 0

Hermann

Frene Creek TIF District

Contact Agency: Hermann

Contact Phone: 573-486-5400

Developer(s): NA

Senate District: 16

House District: 112

Original Date Plan/Project Approved: 6/1/1996

Plan Description:

Redevelopment of the area by the construction of infrastructure improvements streets, highway entrance, storm drainage retention and control, site grading, retention walls, water/sewer improvements and other utilities, certain development costs of constructing public parking lots, street lights, sidewalks, bike paths, purchase of real estate for the use of public property or development and improvement costs associated with the project.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	25	Actual to Date:	33
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Number of Retained Jobs:

Projected:	20	Actual to Date:	20
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Hillsboro

Hillsboro Hills Redevelopment Plan & Pro

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,282,364.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$675,000.00

Other: \$42,636.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,000,000.00

Anticipated TOTAL Project Costs: \$56,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Hillsboro

Hillsboro Hills Redevelopment Plan & Pro

Contact Agency: Hillsboro
Contact Phone: 636-797-3334
Developer(s): A Highway 21 LLC
Senate District: 022
House District: 110
Original Date Plan/Project Approved: 8/1/2010

Plan Description:

The redevelopment plan contemplates a mixed-use commercial center with a blend of retail, office and professional service style tenants. In order to accommodate the proposed uses, environmental, street, water, sewer, and other infrastructure improvements are required.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	100	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Hillsboro

Peach Tree Plaza & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$30,314.99 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$92,083.33 Amount on Hand: \$92,083.33

Economic Activity Taxes:

Total received since inception: \$167,392.87 Amount on Hand: \$30,314.99

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,102,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$700,000.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,002,000.00

Anticipated TOTAL Project Costs: \$23,552,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Hillsboro

Peach Tree Plaza & Project

Contact Agency: Hillsboro
Contact Phone: (636) 797-3334
Developer(s): B.L. & Z. Investments, LLC
Senate District: 22
House District: 110
Original Date Plan/Project Approved: 8/1/2011

Plan Description:

The Redevelopment Plan proposes a Redevelopment Project that contemplates a mixed-use commercial center with a blend of commercial, retail, office and professional services tenants or owners, and possibly one or more residential apartment buildings.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	50	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Blue Ridge Crossing East Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$84,334.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$96,693.00 Amount on Hand: \$96,693.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,946,986.00

Property Acquisition and Relocation Costs: \$883,002.00

Project Implementation Costs: \$223,100.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,212,046.00

Anticipated TOTAL Project Costs: \$15,533,600.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Independence

Blue Ridge Crossing East Tax Increment Financing

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Cinema East, LLC. co MBS Manager Corporation

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

Demolition of structures, new infrastructure and site improvements, three new platted lots, three buildings 60,000 sf retail, 12,500 sf multi-tenant retail, and 3,300 sf drive-thru restaurant anticipated

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	150	Actual to Date:	75
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Crackerneck Creek Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$501,730.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,507,980.00 Amount on Hand: \$1,507,980.00

Economic Activity Taxes:

Total received since inception: \$5,053,755.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$64,042,964.00

Property Acquisition and Relocation Costs: \$7,282,000.00

Project Implementation Costs: \$2,233,434.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$73,558,398.00

Anticipated TOTAL Project Costs: \$171,308,865.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Independence

Crackerneck Creek Tax Increment Financing Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Crackerneck Creek, LLC

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 10/1/2004

Plan Description:

The Crackerneck Creek Redevelopment Project is on 192 acres and includes plans for 160,000 s.f. Bass Pro Shop retail store, restaurant, hotel and three adjoining commercial areas providing more than 500,000 s.f. of additional retail space. The development also includes more than 80 acres of city-owned park space, two miles of walking trails, a 15-acre lake and a 60-foot waterfall

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	2093	Actual to Date:	280
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Eastland Center Tax Increment Financing and Redeve

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,961,272.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$17,673,281.00 Amount on Hand: \$17,673,281.00
0 0

Economic Activity Taxes:

Total received since inception: \$24,289,458.00 Amount on Hand: \$0.00
0

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$28,823,000.00
Property Acquisition and Relocation Costs: \$0.00
Project Implementation Costs: \$0.00
Other: \$0.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$42,663,000.00

Anticipated TOTAL Project Costs: \$254,002,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 8

Independence

Eastland Center Tax Increment Financing and Redeve

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Eastland Center Associates, LLC

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 1/1/2000

Plan Description:

The redevelopment project is a mixed-use project consisting of big box retail, specialty shopping, restaurants, and hotel and office space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	500	Actual to Date:	500
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Golf Strategies Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,000,907.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,233,009.00 Amount on Hand: \$4,233,009.00

Economic Activity Taxes:

Total received since inception: \$218,971.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,832,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,982,000.00

Anticipated TOTAL Project Costs: \$39,218,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 8

Independence

Golf Strategies Tax Increment Financing Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Golf Strategies, Inc.

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 12/1/1999

Plan Description:

The redevelopment project encompassed 320 acres and included a residential community of 145 single-family villas, an 18-hole golf course, clubhouse, and maintenance buildings. Adequate public facilities, utilities and street improvements were constructed as the project was completed. The project provided flood control improvements benefiting the surrounding areas.

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	30	Actual to Date:	35
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Hartman Heritage Center Tax Increment Financing Pl

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$11,295,240.00 Amount on Hand: \$11,295,240.00
0 0

Economic Activity Taxes:

Total received since inception: \$5,847,656.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$21,896,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$250,000.00

Other: \$35,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$22,181,000.00

Anticipated TOTAL Project Costs: \$113,026,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 7

Independence

Hartman Heritage Center Tax Increment Financing Pl

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Inland American Independence Hartman LLC

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 5/1/1998

Plan Description:

The redevelopment project contains a combination hotel/convention center/restaurant with 200 guest rooms and 15,000 square feet of meeting space a 270,000 square foot retail center and out parcel development for restaurants and office space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	378	Actual to Date:	854
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

I-70 and Little Blue Parkway Tax Increment Finance

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$150.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$200.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$22,318,463.00

Property Acquisition and Relocation Costs: \$3,061,125.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$25,379,588.00

Anticipated TOTAL Project Costs: \$48,258,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Independence

I-70 and Little Blue Parkway Tax Increment Finance

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Crackerneck County Club, Inc. (project 3 only)

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 12/1/2012

Plan Description:

To fund public improvements that benefit the Redevelopment Area. There will be four Redevelopment Projects. TIF revenues will be collected in two of the Redevelopment Project Areas. The remaining two Redevelopment Project Areas will receive certain TIF revenues for completed public improvements that benefit the Project Areas.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Redevelopment area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing.

Number of New Jobs:

Projected:	100	Actual to Date:	115
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence Regional Medical Center Tax Increment

Current Amount of Revenue in Special Allocation Fund:	\$1,159,498.00	As of:	1/1/2014
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Total received since inception:	\$23,441,386.00	Amount on Hand:	\$23,441,386.00
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Total received since inception: \$361,028.00 Amount on Hand: \$0.00

Public Infrastructure/Site Development Costs:	\$31,312,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$750,000.00
Other:	\$12,400,000.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$44,462,000.00

Anticipated TOTAL Project Costs: \$302,506,059.00

Pay As You Go TIF Bonds

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 14

Independence

Independence Regional Medical Center Tax Increment

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Midwest Division IRHC, LLC

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

The Redevelopment Project consists of a 257-bed hospital facility, an ambulatory surgery center and medical office building.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	166	Actual to Date:	100
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Mid-Town Truman Road Corridor Plan & Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$92,625.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,133,784.00 Amount on Hand: \$4,133,784.00

Economic Activity Taxes:

Total received since inception: \$99,886.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$8,380,910.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,380,910.00

Anticipated TOTAL Project Costs: \$80,810,850.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Independence

Mid-Town Truman Road Corridor Plan & Redevelopment

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Mid-Town Truman Road Corridor Redevelopment Corp.

Senate District: 11

House District: 21

Original Date Plan/Project Approved: 11/1/1994

Plan Description:

The Redevelopment Plan proposes to preserve and enhance existing housing, encourage reinvestment and improvement in residential structures, reverse the trend of neighborhood decline and encourage commercial investment. The TIF funds a 353 Redevelopment Corporation and the implementation of the 353 Redevelopment Plan and tax abatement program.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Mount Washington Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$32,307.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$216,520.00 Amount on Hand: \$216,520.00

Economic Activity Taxes:

Total received since inception: \$138,780.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,481,856.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,481,856.00

Anticipated TOTAL Project Costs: \$8,722,700.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Independence

Mount Washington Tax Increment Financing Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Forever Enterprises, Inc.

Senate District: 11

House District: 19

Original Date Plan/Project Approved: 9/1/2000

Plan Description:

The redevelopment area includes a 229-acre cemetery. The plan includes the renovation of the Mount Washington Cemetery, improvements to adjacent public right-of-way, construction of a new mausoleum and chapel, and funding for planning and implementing renovation of the nearby Fairmount Business District.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	31	Actual to Date:	11
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Number of Retained Jobs:

Projected:	13	Actual to Date:	13
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Independence

Noland Road and 23rd Street Tax Increment Finance

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,400.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$243.00 Amount on Hand: \$243.00

Economic Activity Taxes:

Total received since inception: \$30,268.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$882,500.00

Property Acquisition and Relocation Costs: \$540,000.00

Project Implementation Costs: \$90,000.00

Other: \$100,000.00

Other: \$95,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,707,500.00

Anticipated TOTAL Project Costs: \$5,225,500.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Independence

Noland Road and 23rd Street Tax Increment Finance

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): 1 Dodgion Street Acq. & 2 KC Properties & Invest

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 12/1/2012

Plan Description:

Purpose of the plan is to incentive redevelopment in the 6.8 acre
Redevelopment Area by curing/eliminating blighting conditions through
multiple projects.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy
existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	75	Actual to Date:	50
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Number of Retained Jobs:

Projected:	15	Actual to Date:	15
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Independence

Noland Road Auto Plaza Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,044.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$127,720.00 Amount on Hand: \$127,720.00

Economic Activity Taxes:

Total received since inception: \$6,389.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$257,500.00

Property Acquisition and Relocation Costs: \$680,000.00

Project Implementation Costs: \$90,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,027,500.00

Anticipated TOTAL Project Costs: \$3,997,500.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Independence

Noland Road Auto Plaza Tax Increment Financing

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): T.E.N. Investments, Inc.

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

The redevelopment project encompasses 14 acres of land which were to be redeveloped into three automobile dealerships, an auto service center and an auto repair facility. Portions of the project previously functioned as automobile dealerships and required updating to current automobile dealership standards.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

North Independence Redevelopment Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,708.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$314,763.00 Amount on Hand: \$314,763.00

Economic Activity Taxes:

Total received since inception: \$333,181.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,583,410.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$376,500.00

Other: \$125,000.00

Other: \$75,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,159,910.00

Anticipated TOTAL Project Costs: \$40,592,210.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Independence

North Independence Redevelopment Tax Increment

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Limpus Properties, LLC

Senate District: 11

House District: 20

Original Date Plan/Project Approved: 5/1/2000

Plan Description:

The redevelopment project consists of the construction of the above-ground surface and construction of an underground industrial park.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	530	Actual to Date:	63
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Old Landfill Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$122,953.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$461,509.00 Amount on Hand: \$461,509.00

Economic Activity Taxes:

Total received since inception: \$81,209.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,640,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$535,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,175,000.00

Anticipated TOTAL Project Costs: \$117,300,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Independence

Old Landfill Tax Increment Financing Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Sailors-Woods Development, LLC
Senate District: 8
House District: 30
Original Date Plan/Project Approved: 9/1/2005

Plan Description:

The Redevelopment Area was developed by reclaiming the closed and capped landfills and preparing the area for a mixed-use project consisting of an 18-hole private golf course surrounded by an executive-level residential development containing approximately 225 single-family residences and supporting amenities.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	30	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Recovery Sales Outlet Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$80,524.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$222,793.00 Amount on Hand: \$222,793.00

Economic Activity Taxes:

Total received since inception: \$1,911,589.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,315,450.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,315,450.00

Anticipated TOTAL Project Costs: \$41,350,578.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Independence

Recovery Sales Outlet Tax Increment Financing Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Recovery Management Corp.

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 12/1/1996

Plan Description:

The 47-acre development project includes new construction of approximately 670,000 square feet of retail, office and warehouse/industrial space. Public infrastructure improvements to Noland Road, the extension of Lynn Court to Weatherford Road, a new street and rail crossing at 33rd Street, improvements to railroad crossings at the 35th & Osage Street intersection.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	15
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Santa Fe Trail Neighborhood TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$217,565.00 Amount on Hand: \$217,565.00

Economic Activity Taxes:

Total received since inception: \$1,849.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,684,523.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,684,523.00

Anticipated TOTAL Project Costs: \$25,567,017.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 17

Current anticipated estimated number of years to retirement: 9

Independence

Santa Fe Trail Neighborhood TIF

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): McProperties, LLC

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 12/1/1997

Plan Description:

The retail development will include approximately 150,000 square feet, a limited number of high density residential units and associated public improvements to local streets, and a state highway interchange.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	250	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Trinity Tax Increment Financing Plan and Redevelop

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$384,882.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,167,948.00 Amount on Hand: \$1,167,948.00

Economic Activity Taxes:

Total received since inception: \$568,555.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,765,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,765,000.00

Anticipated TOTAL Project Costs: \$41,115,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Independence

Trinity Tax Increment Financing Plan and Redevelop

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Valley View Bank

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 11/1/2005

Plan Description:

The redevelopment project was to build several free-standing retail stores, including restaurants, comprising approximately 33,200 square feet, approximately 98,250 square feet of general commercial space, and a five-story class-A office building containing approximately 50,000 square feet. Additionally, the corner site on the east side of the Little Blue Parkway will be reserved for a multi-story Class A office building or hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	172	Actual to Date:	155
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jackson

The Interstate 55 Corridor Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,312,901.76 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,503,765.88 Amount on Hand: \$1,503,765.88

Economic Activity Taxes:

Total received since inception: \$3,969,997.36 Amount on Hand: \$1,677,495.62

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$25,300,000.00

Property Acquisition and Relocation Costs: \$1,500,000.00

Project Implementation Costs: \$900,000.00

Other: \$2,800,000.00

Other: \$2,500,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,000,000.00

Anticipated TOTAL Project Costs: \$86,411,523.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jackson

The Interstate 55 Corridor Redevelopment Project

Contact Agency: Jackson

Contact Phone: 573-243-3568

Developer(s): Buchheit, Inc.

Senate District: 27

House District: 146

Original Date Plan/Project Approved: 12/1/1998

Plan Description:

Road and safety improvements, water and sewer extensions, public safety building

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	875	Actual to Date:	610
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jefferson City

Capital Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$15,696,524.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,696,524.00

Anticipated TOTAL Project Costs: \$15,696,524.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Jefferson City

Capital Mall TIF Plan

Contact Agency: Jefferson City

Contact Phone: 573-634-6459

Developer(s): Capital Mall JC, LLC

Senate District: 6

House District: 60

Original Date Plan/Project Approved: 1/1/2014

Plan Description:

A combination of acquisition, engineering and rehabilitation and renovation of the existing Capital Mall, including its infrastructure and amenities including but not limiting roof replacement, parking lot repair and facade upgrades among other improvements.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	150	Actual to Date:	0
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Number of Retained Jobs:

Projected:	650	Actual to Date:	0
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Jefferson City

High Street Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$33,839.39 Amount on Hand: \$33,839.39

Economic Activity Taxes:

Total received since inception: \$69,656.91 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$147,482.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$147,482.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 17

Jefferson City

High Street Tax Increment Financing Plan

Contact Agency: Jefferson City

Contact Phone: 573-634-6459

Developer(s): Juanita Donehue (deceased)

Senate District: 6

House District: 60

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Redevelopment and rehabilitation of historic property including public improvements sidewalk replacement, curbs, gutters, rear on-street parking

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	15	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jefferson City

Southside Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$69,865.03 Amount on Hand: \$0.00 (*Revised 05/2015*)

Economic Activity Taxes:

Total received since inception: \$13,155.20 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$530,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$530,000.00

Anticipated TOTAL Project Costs: \$530,000.00

Financing Method:

Loan

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 23

Jefferson City

Southside Tax Increment Financing Plan

Contact Agency: Jefferson City

Contact Phone: 573-634-6459

Developer(s): Dunklin Street Properties, Inc

Senate District: 6

House District: 60

Original Date Plan/Project Approved: 11/1/2009

Plan Description:

Redevelopment of a commercial area to include sidewalk replacement, curbs, gutters, sewer line and under ground stormwater system repairs.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	40	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jennings

"Buzz Westfall" Plaza on the Boulevard

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,543,177.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$3,023,201.00 Amount on Hand: \$3,023,201.00

Economic Activity Taxes:

Total received since inception: \$4,428,846.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,900,000.00

Property Acquisition and Relocation Costs: \$6,000,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$704,421.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,604,421.00

Anticipated TOTAL Project Costs: \$38,937,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

Jennings

"Buzz Westfall" Plaza on the Boulevard

Contact Agency: Jennings
Contact Phone: 314-388-1164
Developer(s): Sansone Group
Senate District: 69 and 70
House District: 13 and 14
Original Date Plan/Project Approved: 7/1/1999

Plan Description:

An approximately 56.29 acre tract of land proposed for use as a retail center with those uses as designated in a C-3 Regional Commercial District by Jennings Zoning code. It is estimated that approximately 500 new permanent jobs will be created if the area is developed in accordance with the Plan. To date, many jobs have been created because of this development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Hazardous waste clean-up

Number of New Jobs:

Projected:	130	Actual to Date:	350
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Number of Retained Jobs:

Projected:	25	Actual to Date:	20
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Jennings

Jennings Station Crossing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$49,821.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$33,629.00 Amount on Hand: \$33,629.00

Economic Activity Taxes:

Total received since inception: \$7,307.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$400,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,500,000.00

Anticipated TOTAL Project Costs: \$10,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Jennings

Jennings Station Crossing

Contact Agency: Jennings
Contact Phone: 314-388-1164
Developer(s): Jennings Station Crossing, LLC
Senate District: 69 & 70
House District: 13 & 14
Original Date Plan/Project Approved: 11/1/2002

Plan Description:

PLAN The primary purpose of the Plan is to create a process which will enable the redevelopment of the area to occur, to enable the City to select a redeveloper and effect redevelopment in a comprehensive manner which will create specific mechanisms for effective use of T.I.F. fund to finance the project. PROJECT Will create a mix of new business users.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	200	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jennings

Louisa Food Products (TIF #2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$26,847.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$382,172.00 Amount on Hand: \$382,172.00

Economic Activity Taxes:

Total received since inception: \$61,340.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$100,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$3,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Jennings

Louisa Food Products (TIF #2)

Contact Agency: Jennings
Contact Phone: 314-388-1164
Developer(s): Louisa Food Products, Inc.
Senate District: 70
House District: 14
Original Date Plan/Project Approved: 9/1/1997

Plan Description:

PHASE1 Acquisition and demolition of part of the vacant Hill Behan Lumber Company property and the construction of a cold storage shipping and receiving facility. PHASE 2 Construction of a dry storage warehouse and employee welfare facility, for a total of approximately 30,000 square feet of new light industrial construction.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

The property & improvements were inadequate in size & location. Business relocation was being considered.

Number of New Jobs:

Projected:	138	Actual to Date:	120
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Number of Retained Jobs:

Projected:	20	Actual to Date:	20
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Jennings

Redevelopment Project Area No. 8

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$129,330.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$89,969.00 Amount on Hand: \$89,969.00

Economic Activity Taxes:

Total received since inception: \$47,079.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$50,000.00

Other: \$600,000.00

Other: \$250,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,050,000.00

Anticipated TOTAL Project Costs: \$3,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

Jennings

Redevelopment Project Area No. 8

Contact Agency: Jennings
Contact Phone: 314-388-1164
Developer(s): None Selected
Senate District: 70
House District: 14
Original Date Plan/Project Approved: 11/1/2002

Plan Description:

The plan known as the Jennings East Side Redevelopment Area TIF Redevelopment Plan. The area includes approximately 23 acres, a portion of which is the former North Twin Drive-In and the remainder is other commercial activities. The development includes demolition of all site improvements and the development of neighboring oriented commercial activities and assistance in upgrading the commercial uses North of Lewis and Clark Blvd.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	100	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$152,864.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$454,789.00 Amount on Hand: \$454,789.00

Economic Activity Taxes:

Total received since inception: \$160,514.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$25,000.00

Other: \$700,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,425,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Jennings

River Roads Estates

Contact Agency: Jennings
Contact Phone: 314-388-1164
Developer(s): SWH Investments, LLC
Senate District: 70
House District: 14
Original Date Plan/Project Approved: 11/1/2002

Plan Description:

Redevelopment Project Plat 7A containing 11.80 acres in intended to be developed into a retail commercial district designed to accommodate a variety of general commercial activities intended to provide a wide range of goods and services normally used, consumed or needed in the home or by individuals.

Plan/Project Status: Starting-Up

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	100	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jennings

TIF #1 – Stout Industries

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$297,990.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,142,675.00 Amount on Hand: \$1,142,675.00

Economic Activity Taxes:

Total received since inception: \$93,160.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$300,000.00

Property Acquisition and Relocation Costs: \$600,000.00

Project Implementation Costs: \$500,000.00

Other: \$100,000.00

Other: \$1,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,500,000.00

Anticipated TOTAL Project Costs: \$7,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Jennings

TIF #1 – Stout Industries

Contact Agency: Jennings
Contact Phone: 314-388-1164
Developer(s): Stout Industries, Inc.
Senate District: 70
House District: 14
Original Date Plan/Project Approved: 5/1/1997

Plan Description:

All work necessary to demolish and remove the current front office area of existing building and of other improvements located on the property, cleaning, grading and relocation of existing utilities construction of office space including surface parking renovation and rehabilitation of existing main plant building, warehouse and covered concrete doc area, receiving packaging building and main warehouse.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	130	Actual to Date:	100
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Number of Retained Jobs:

Projected:	50	Actual to Date:	50
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$94,553.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2,113,675.00 Amount on Hand: \$2,113,675.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Kearney

Northland Development Redevelopment Area

Contact Agency: Kearney
Contact Phone: (816)628-4142
Developer(s): Platte Clay Industrial Development Corp
Senate District: 32
House District: 35

Original Date Plan/Project Approved: 9/1/1995

Plan Description:

Platte Clay Electric Cooperative headquarters/warehouse facility 100,000 Sq. Ft. required water and sewer extensions, Hwy 92 widening improvements, and a new street constructed in order to locate site in Kearney. A second phase was approved 11/19/2001 to invest 600,000 into infrastructure, opening up additional ground for development -- the TIF area remained the same size and the life of the TIF was NOT expanded.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kearney

Shoppes at Kearney

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,828,752.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,828,752.00

Anticipated TOTAL Project Costs: \$39,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 19

Current anticipated estimated number of years to retirement: 19

Kearney

Shoppes at Kearney

Contact Agency: Kearney
Contact Phone: 8166284142
Developer(s): Star Acquisitions Inc 244 Mill St Liberty MO 64068
Senate District: 12
House District: 012
Original Date Plan/Project Approved: 1/1/2010

Plan Description:

Construct a 170000 sq ft retail area including a grocery store on 37 acres costin 39 million of which13,828,752 is bein sought from TIF and CID
Revenues to be funded as a pay as you go project over 19years, 23 years maximum

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	322	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kirksville

Kirksville Downtown Improvement TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$62,732.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2,174,958.00 Amount on Hand: \$2,174,958.00

Economic Activity Taxes:

Total received since inception: \$1,105,120.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$15,052,479.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kirksville

Kirksville Downtown Improvement TIF Plan

Contact Agency: Kirksville
Contact Phone: 660-627-1224
Developer(s): NA
Senate District: 18
House District: 3
Original Date Plan/Project Approved: 12/1/1999

Plan Description:

Plan is intended to fund the implementation of the KV Downtown Development Plan. Under this plan the area will be developed as one mixed use development Project. Project components include construction of new business buildings remodel of existing buildings faade improvements reno of streets, sidewals & other public areas. Downtown infrastructure will be improved

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	20	Actual to Date:	10
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Number of Retained Jobs:

Projected:	100	Actual to Date:	100
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Kirksville

South Highway 63 Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$190,433.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$7,053,736.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Kirksville

South Highway 63 Corridor

Contact Agency: Kirksville
Contact Phone: 660-627-1224
Developer(s): Kirksville Mall, LLC
Senate District: 18
House District: 3
Original Date Plan/Project Approved: 7/1/2009

Plan Description:

The Redevelopment Project will include private development and construction of related and necessary public infrastructure. Including construction & renovation of various commercial uses including office, general commercial, institutional & retail. Also will include construction of related & necessary public improvement.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	82	Actual to Date:	82
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Lake Ozark

Horseshoe Bend Interior District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$49,202,885.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,340,650.00

Other: \$76,270,020.00

Other: \$32,203,389.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$172,610,164.00

Anticipated TOTAL Project Costs: \$857,867,672.00

Financing Method:

Pay As You Go
TIF Bonds
Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lake Ozark

Horseshoe Bend Interior District

Contact Agency: Lake Ozark
Contact Phone: 573-365-5378
Developer(s): Horseshoe Bend Development Group, LLC
Senate District: 006
House District: 124
Original Date Plan/Project Approved: 7/1/2006

Plan Description:

The redev area contains approx 450 acres and is subdivided into nine 9 redev projects. The proj call for the const of various comm uses, including office, general commercial, institutional and retail with a total est building sq ft of approx 2,900,000. 1,290 units of median density housing, 850 units of high density housing along with various public imp, such as sidewalks, streets and utility infrastructure ext and system imp.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	2780	Actual to Date:	0
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Number of Retained Jobs:

Projected:	25	Actual to Date:	0
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Lake Ozark

The Briscoe's Ozark Development Group

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$49,202,885.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,340,650.00

Other: \$76,270,020.00

Other: \$32,203,389.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$172,610,164.00

Anticipated TOTAL Project Costs: \$857,867,672.00

Financing Method:

Pay As You Go
TIF Bonds
Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lake Ozark

The Briscoe's Ozark Development Group

Contact Agency: Lake Ozark

Contact Phone: 573-365-5378

Developer(s): The Briscoes Ozark Development Group, L.L.C.

Senate District: 006

House District: 124

Original Date Plan/Project Approved: 7/1/2006

Plan Description:

The redev proj area comprises approx 88 acres. The TIF Plan proposes to dev the proj in 3 separate redev proj. Redev Proj 1 consists of approx 10 acres and results in approx 77,000 sq. feet of general comm office, institutional and retail uses. Redev Proj 2 allows for the dev of 41 acres of comm uses totaling 297,414 sq.ft. Redev Proj 3 allows for the dev of approx 322,000 sq.ft of add retail space on approx 37 acres of land along with assoc imp.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	2780	Actual to Date:	0
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Number of Retained Jobs:

Projected:	25	Actual to Date:	0
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Lake Ozark

US Highway 54 and Business US Highway 54 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$189,698.41 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$358,980.02 Amount on Hand: \$358,980.02

Economic Activity Taxes:

Total received since inception: \$2,109,164.20 Amount on Hand: \$189,698.41

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$44,931,382.00

Property Acquisition and Relocation Costs: \$6,000,000.00

Project Implementation Costs: \$835,875.00

Other: \$1,672,632.00

Other: \$4,493,138.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$60,960,028.00

Anticipated TOTAL Project Costs: \$239,581,797.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lake Ozark

US Highway 54 and Business US Highway 54 TIF Plan

Contact Agency: Lake Ozark

Contact Phone: 573-365-5378

Developer(s): RIS Incorporated

Senate District: 006

House District: 124

Original Date Plan/Project Approved: 4/1/2007

Plan Description:

Under the proposed TIF Plan, the redevelopment area will be developed into four 4 redevelopment projects briefly described as Phase 1 Const 312,206 sq. ft of retail space Phase 2 Const 212,563 sq. ft of retail space Phase 3 - Const 200,690 sq. ft of retail space Phase 4 Const 210,000 sq. ft of retail space 150 room hotel 400 units of residential. Total construction of 935,459 sq. ft retail a 150 room hotel and 400 units of residential.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Terrain, blight and lack of infrastructure

Number of New Jobs:

Projected:	750	Actual to Date:	335
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

Chapel Ridge Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$11,560,363.60 Amount on Hand: \$11,560,363.60

Economic Activity Taxes:

Total received since inception: \$7,938,333.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$32,140,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,274,160.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$34,414,160.00

Anticipated TOTAL Project Costs: \$101,846,800.00

Financing Method:

Pay As You Go
Other Bond
Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Lee's Summit

Chapel Ridge Tax Increment Financing District

Contact Agency: Lee's Summit
Contact Phone: 816 969-1105
Developer(s): Atcheson & Haas LLC
Senate District: 8
House District: 52
Original Date Plan/Project Approved: 12/1/2000

Plan Description:

Redevelopment Project Area 1 is substantially complete with retail space, office space, and a hotel in place. Project Area 2 contains completed multi-family housing, single family housing in construction phase, and some office space completed with parcels still available, with some retail completed and parcels still available.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	2599	Actual to Date:	744
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

East U.S. Highway 50 Corridor Improvement TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$885,592.91 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$6,091,926.11 Amount on Hand: \$6,091,926.11

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$45,369,233.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$45,369,233.00

Anticipated TOTAL Project Costs: \$250,000,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Lee's Summit

East U.S. Highway 50 Corridor Improvement TIF Plan

Contact Agency: Lee's Summit

Contact Phone: 816 969-1105

Developer(s): None

Senate District: 8

House District: 35

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

The Plan anticipates four Project Areas. Project Area 1-- Medical Facilities and offices, Commercial office space Project Area 2--Mixed use on 105 acres Project Area 3--Retail mixed use on 38.77 Acres Project Area 4--Retail, mixed use on 15.17 Acres.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

Hartley Block Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$258,194.21 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$260,574.06 Amount on Hand: \$260,574.06

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,980,360.00

Property Acquisition and Relocation Costs: \$310,000.00

Project Implementation Costs: \$253,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,543,860.00

Anticipated TOTAL Project Costs: \$7,653,984.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Lee's Summit

Hartley Block Tax Increment Financing Plan

Contact Agency: Lee's Summit
Contact Phone: 816 969 1105
Developer(s): Hartleys Appliance and Furniture, Inc
Senate District: 8
House District: 56
Original Date Plan/Project Approved: 8/1/2006

Plan Description:

The Plan calls for the redevelopment of a former two story hardware store and Hartley's furniture store. The Plan calls for the completion of 18 new residential units and a 17,000 square foot parking garage, along with mixed used retail space.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	36
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

I-470 and 350 Highway Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$19,351,659.63 Amount on Hand: \$19,351,659.63

Economic Activity Taxes:

Total received since inception: \$36,032,631.39 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$45,582,575.00

Property Acquisition and Relocation Costs: \$3,449,333.00

Project Implementation Costs: \$2,621,630.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$51,653,538.00

Anticipated TOTAL Project Costs: \$141,744,227.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Lee's Summit

I-470 and 350 Highway Tax Increment Financing Plan

Contact Agency: Lee's Summit

Contact Phone: 816 969-1105

Developer(s): RED Capital Holdings of Lees Summit

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 4/1/2000

Plan Description:

Regional Shopping Center with approximately 700,000 square feet of retail space

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	1530
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

I-470 Business & Technology Center Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$71,704.91 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2,078,950.13 Amount on Hand: \$2,078,950.13

Economic Activity Taxes:

Total received since inception: \$33,748.92 Amount on Hand: \$7,424.43

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,912,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$160,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,072,000.00

Anticipated TOTAL Project Costs: \$70,872,183.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Lee's Summit

I-470 Business & Technology Center Tax Increment

Contact Agency: Lee's Summit

Contact Phone: 816 969-1105

Developer(s): LBC Development Corp, a Missouri Corporation

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 7/1/2006

Plan Description:

The project is expected to consist of over 975,000 square feet of office and warehouse space, approximately 29,700 square feet of retail space, 25,000 square feet of restaurant space, and a 42,250 retail center. The Plan provides for on-site improvements to facilitate storm-water runoff near the Development, wetland mitigation, and Public Road Improvements.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	102
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

New Longview Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,496,437.01 Amount on Hand: \$1,496,437.01

Economic Activity Taxes:

Total received since inception: \$428,474.66 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,542,227.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,846,756.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,388,983.00

Anticipated TOTAL Project Costs: \$200,665,294.00

Financing Method:

Pay As You Go

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Lee's Summit

New Longview Tax Increment Financing Plan

Contact Agency: Lee's Summit

Contact Phone: 816 969-1105

Developer(s): Gale Communities, Inc.

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 3/1/2002

Plan Description:

The Plan includes the renovation of 13 historic building structures, as well as the construction of approximately 220,000 square feet of retail and 176,000 square feet of commercial office space.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	112
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

Ritter Plaza Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$99,622.54 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$97,723.41 Amount on Hand: \$97,723.41

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,899,650.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$434,102.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,333,752.00

Anticipated TOTAL Project Costs: \$13,319,998.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Lee's Summit

Ritter Plaza Tax Increment Financing Plan

Contact Agency: Lee's Summit

Contact Phone: 816 969-1105

Developer(s): Ritter Plaza LLC

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 11/1/2007

Plan Description:

The construction of 41,000 square feet of retail development on 7.2 acres of land. Also, necessary infrastructure improvements consisting of drainage modifications, a traffic signal, and road improvements at the intersection of Missouri Route 291 and Swann road.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	99
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

Summit Fair Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,871,260.44 Amount on Hand: \$4,871,260.44

Economic Activity Taxes:

Total received since inception: \$5,304,857.36 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,596,248.00

Property Acquisition and Relocation Costs: \$10,243,729.00

Project Implementation Costs: \$2,082,149.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$29,871,676.00

Anticipated TOTAL Project Costs: \$144,436,904.00

Financing Method:

Pay As You Go
TIF Bonds
Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lee's Summit

Summit Fair Tax Increment Financing Plan

Contact Agency: Lee's Summit

Contact Phone: 816 969-1105

Developer(s): RED Development LLC

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Project Area 1 consists of a 497,000 square foot shopping center, with related infrastructure improvements. Project Areas 2A and 2B consist of 350,000 square feet of commercial retail space with related infrastructure improvements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	1106
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Liberty

Liberty Triangle Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,009,605.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,124,909.00 Amount on Hand: \$4,124,909.00

Economic Activity Taxes:

Total received since inception: \$8,385,660.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,934,371.00

Property Acquisition and Relocation Costs: \$4,995,271.00

Project Implementation Costs: \$0.00

Other: \$328,457.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$18,258,099.00

Anticipated TOTAL Project Costs: \$95,584,451.00

Financing Method:

Pay As You Go
TIF Bonds
Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Liberty

Liberty Triangle Tax Increment Financing District

Contact Agency: Liberty
Contact Phone: 816-439-4532
Developer(s): LTD EnterprisesLowes Home Center
Senate District: 17
House District: 34
Original Date Plan/Project Approved: 12/1/2002

Plan Description:

The Redevelopment Plan calls for the redevelopment of the approximate 88 acres from underutilized land into retail and mixed use together with public storm water, street, and other improvements necessary to support these uses. The property contained approximately 28 separate tracts of land by different ownerships. The TIF District is divided into several Project Areas A-H. Area A, B-2 through D, and Area B-1 are each financed by a separ

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	968
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Number of Retained Jobs:

Projected:	0	Actual to Date:	250
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Liberty

Liberty Triangle(Blue Jay crossing-Area I) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation \$86,004.00 As of: 1/1/2014
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$666,044.00 Amount on Hand: \$666,044.00

Economic Activity Taxes:

Total received since inception: \$483,322.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,036,395.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$343,348.00

Other: \$238,112.00

Other: \$788,042.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,405,896.00

Anticipated TOTAL Project Costs: \$15,407,259.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Liberty

Liberty Triangle(Blue Jay crossing-Area I) TIF

Contact Agency: Liberty

Contact Phone: 816-439-4532

Developer(s): STAR Development

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 10/1/2008

Plan Description:

Blue Jay Crossing is an amendment to the Liberty Triangle TIF Project. Since this project maintains a separate TIF fund from the Triangle, the project is being tracked independently. The project includes construction of mixed use retail and commercial buildings together with the public and/or private infrastructure facilities to support the development. A copy of the Plan was submitted with the original annual report.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	200	Actual to Date:	160
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$941,904.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$965,289.00 Amount on Hand: \$965,289.00

Economic Activity Taxes:

Total received since inception: \$701,944.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,638,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$593,000.00

Other: \$1,600,000.00

Other: \$530,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,631,000.00

Anticipated TOTAL Project Costs: \$32,032,902.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Liberty

Rober's Plaza Tax Increment Financing Dist

Contact Agency: Liberty

Contact Phone: 816-439-4532

Developer(s): Rogers Sporting Goods

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 12/1/2006

Plan Description:

The redevelopment plan calls for the redevelopment of 14 acres from vacant, unimproved land into a retail commercial shopping facility to include 99,500 sq ft of commercial retail space, 15,000 sq ft warehouse area and a 22,500 sq ft hotel. All but two parcels are developed with Rogers Sporting Goods, misc. retail, hotel and urgent care facility. Rogers opened their new store after relocation from the Liberty Triangle project.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	199	Actual to Date:	80
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Number of Retained Jobs:

Projected:	0	Actual to Date:	30
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$29,299,124.00

Property Acquisition and Relocation Costs: \$5,943,182.00

Project Implementation Costs: \$7,495,121.00

Other: \$3,277,533.00

Other: \$4,500,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$68,697,610.00

Anticipated TOTAL Project Costs: \$234,663,460.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Liberty

Whitehall Station

Contact Agency: Liberty

Contact Phone: 816-439-4532

Developer(s): Whitehall Station, LLC

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 9/1/2006

Plan Description:

The Redevelopment Plan calls for the redevelopment of the approximate 72 acres from vacant, unimproved land except 1 parcel where the City Auto Sales and Salvage property is located, 8301 NE 69 Hwy into retail and mixed use, together with public storm water, street, and other improvements necessary to support these uses. Total sq ft is anticipated to be 705,109.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	740	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Madison County

Redevelopment Plan for the Hwy 67/72 Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$84,765.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2,050,351.00 Amount on Hand: \$2,050,351.00

Economic Activity Taxes:

Total received since inception: \$2,784,737.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,550,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$50,000.00

Other: \$1,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,200,000.00

Anticipated TOTAL Project Costs: \$15,200,000.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Madison County

Redevelopment Plan for the Hwy 67/72 Tax Increment

Contact Agency: Madison County

Contact Phone: 5737832176

Developer(s): none

Senate District: 27

House District: 145

Original Date Plan/Project Approved: 12/1/2001

Plan Description:

Provide infrastructure to the City of Fredericktown's industrial park and to help with hazard mitigation due to flooding of City's water plant. Also provide a by-pass around flood prone areas and to make road and street improvements

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	500	Actual to Date:	420
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Maryland Heights

East Dorsett Redevelopment District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$303,807.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,452,201.00 Amount on Hand: \$1,452,201.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,000,000.00

Property Acquisition and Relocation Costs: \$18,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$29,500,000.00

Anticipated TOTAL Project Costs: \$29,500,000.00

Financing Method:

Pay As You Go
TIF Notes
TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Maryland Heights

East Dorsett Redevelopment District

Contact Agency: Maryland Heights

Contact Phone: 314-738-2203

Developer(s): NA

Senate District: 24

House District: 79

Original Date Plan/Project Approved: 9/1/2003

Plan Description:

The project will provide for investment in infrastructure, redevelopment, elimination of blight, and conservation.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Maryland Heights

South Heights Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,140,370.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$19,445,703.00 Amount on Hand: \$19,445,703.00
0 0

Economic Activity Taxes:

Total received since inception: \$2,301,759.00 Amount on Hand: \$1,140,370.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,000,000.00

Property Acquisition and Relocation Costs: \$16,100,000.00

Project Implementation Costs: \$3,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$31,100,000.00

Anticipated TOTAL Project Costs: \$139,500,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 23

Maryland Heights

South Heights Redevelopment Area

Contact Agency: Maryland Heights

Contact Phone: 314-738-2203

Developer(s): NA

Senate District: 24

House District: 79

Original Date Plan/Project Approved: 9/1/1995

Plan Description:

The plan is to develop this 100 +/- acre site with a combination of light industrial, commercial, and retail uses that would encompass approximately 1 million square feet of new development.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1000	Actual to Date:	1941
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Maryville

LMP Steel & Wire Expansion

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$186,516.00 Amount on Hand: \$186,516.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$196,348.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$235,000.00

Other: \$40,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$471,348.00

Anticipated TOTAL Project Costs: \$1,666,348.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 9

Maryville

LMP Steel & Wire Expansion

Contact Agency: Maryville
Contact Phone: 660-562-8009
Developer(s): Nucor-LMP (formerly LMP Steel & Wire Company)
Senate District: 012
House District: 004
Original Date Plan/Project Approved: 4/1/2004

Plan Description:

The developer has constructed a manufacturing facility approximately 40,000 sq feet. The company LMP developing the property will relocate into this facility & the recently acquired Excel Grinding Company from Hammond, Indiana.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	40	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Maryville

Maryville Town Center- Redevelopment Area I

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$13,778.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$728,057.00 Amount on Hand: \$728,057.00

Economic Activity Taxes:

Total received since inception: \$885,421.00 Amount on Hand: \$13,777.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$705,000.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$45,000.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,950,000.00

Anticipated TOTAL Project Costs: \$7,531,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Maryville

Maryville Town Center- Redevelopment Area I

Contact Agency: Maryville
Contact Phone: 660-562-8009
Developer(s): Maryville Partners, L.L.C.
Senate District: 012
House District: 004
Original Date Plan/Project Approved: 2/1/2005

Plan Description:

Area 1 projects costs were estimated at 7.531 million & involve the demolition of the 2 existing anchor spaces & construction of a new anchor space containing 48,800 sq ft, a junior anchor space containing 11,090 sq ft, the renovation of an existing retail strip facility comprised of 7 spaces containing approximately 11,000 sq ft, a new 2,800 sq ft convenience store & public improvements such as sidewalks, parking lots & other items.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Miller County

Osage National Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 1

Miller County

Osage National Project

Contact Agency: Miller County

Contact Phone: 573-369-1900

Developer(s): Parkside Enterprises

Senate District: 6

House District: 115

Original Date Plan/Project Approved: 10/1/1991

Plan Description:

to enhance tax base of Miller County.golf course and residential area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	70	Actual to Date:	70
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Number of Retained Jobs:

Projected:	70	Actual to Date:	70
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Miller County

Osage National Retail District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,951,829.00

Property Acquisition and Relocation Costs: \$4,434,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$1,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,385,829.00

Anticipated TOTAL Project Costs: \$12,385,829.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Miller County

Osage National Retail District

Contact Agency: Miller County

Contact Phone: 573-369-1900

Developer(s): Osage National Commercial Holding LLC

Senate District: 6

House District: 15

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

The Osage National Retail District Tax Increment Financing Plan the Redevelopment Plan proposes to convert an abandoned rock quarry and sand plant into a retail center, possibly including a major destination anchor hunting-fishing retailer, and possibly also including hotel and movie theater, and the construction of related infrastructure necessary to adequately serve the Redevelopment Area.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	400	Actual to Date:	0
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Number of Retained Jobs:

Projected:	400	Actual to Date:	0
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TIF 1 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,177,368.13 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,081,990.42 Amount on Hand: \$4,081,990.42

Economic Activity Taxes:

Total received since inception: \$7,875,828.69 Amount on Hand: \$1,212,382.38

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Monett

TIF 1 Redevelopment Area

Contact Agency: Monett
Contact Phone: 417-235-3495
Developer(s): NA
Senate District: 29
House District: 68 & 132
Original Date Plan/Project Approved: 12/1/1996

Plan Description:

The improvements included, but were not limited to, the widening of Business Highway 60 and the removal of hills and blind spots, and the widening of U.S. Highway 60 and the installation of traffic signals, storm sewers, and storm water detention.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	378
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF 2 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$964,070.19 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$602,835.32 Amount on Hand: \$602,835.32

Economic Activity Taxes:

Total received since inception: \$1,955,166.98 Amount on Hand: \$501,227.82

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Monett

TIF 2 Redevelopment Area

Contact Agency: Monett

Contact Phone: 417-235-3495

Developer(s): NA

Senate District: 29

House District: 68

Original Date Plan/Project Approved: 3/1/2005

Plan Description:

Improving, widening, and installing traffic signals on U.S. Highway 60 for Redevelopment Plan Area 1 Lowe's Store Development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	110	Actual to Date:	94
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Mound City

Mound City Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,702.90 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$619,526.88 Amount on Hand: \$12,702.90

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,117.66

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$802,400.00

Other: \$16,471.35

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$822,989.01

Anticipated TOTAL Project Costs: \$1,136,102.20

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 15

Mound City

Mound City Tax Increment Financing District

Contact Agency: Mound City
Contact Phone: 660-442-3447
Developer(s): M.C. Dev.Corp, Custom Convenience LLC & McDonalds
Senate District: 012
House District: 001

Original Date Plan/Project Approved: 8/1/2002

Plan Description:

The intent of the Plan is to use tax increment financing to pay costs associated with installation of infrastructure, commercial buildings and related improvements in the area as well as other costs associated with the elimination of blighted conditions. The three phases of the Plan include a retail store for Dollar General, a convenience store with an attached Subway restaurant, and renovation of an existing structure for a McDonald's restaurant.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	49	Actual to Date:	54
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Number of Retained Jobs:

Projected:	49	Actual to Date:	54
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Neosho

Neosho Tax Increment Finance District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,484,924.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,120,530.00 Amount on Hand: \$1,120,530.00

Economic Activity Taxes:

Total received since inception: \$2,182,676.00 Amount on Hand: \$1,181,760.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Neosho

Neosho Tax Increment Finance District

Contact Agency: Neosho

Contact Phone: 417-451-8050

Developer(s): None

Senate District: 32

House District: 130

Original Date Plan/Project Approved: 7/1/1999

Plan Description:

Funding debt service and direct costs related to improvements to infrastructure, streets and utilities to new areas at the edge of the City that has been annexed or is annexed.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	226
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Normandy

Natural Bridge Road Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$452,283.97 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Normandy

Natural Bridge Road Development

Contact Agency: Normandy
Contact Phone: 3147258788
Developer(s): none
Senate District: 14
House District: 07-71
Original Date Plan/Project Approved: 2/1/2005
Plan Description:
Redevelopment of blighted areas

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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North Kansas City

Northgate Village Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,555,755.00 Amount on Hand: \$4,555,755.00

Economic Activity Taxes:

Total received since inception: \$157,511.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,601,611.00

Property Acquisition and Relocation Costs: \$14,000,000.00

Project Implementation Costs: \$5,482,493.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,084,104.00

Anticipated TOTAL Project Costs: \$28,240,995.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

North Kansas City

Northgate Village Tax Increment Financing Plan

Contact Agency: North Kansas City
Contact Phone: 816-412-7814
Developer(s): Hunt Midwest Enterprises and Rainen Companies, Inc
Senate District: 17
House District: 31

Original Date Plan/Project Approved: 2/1/2000

Plan Description:

please see PDF of report, submitted on 11/17/14

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	25
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Osage Beach

Dierbergs Osage Beach Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$272,808.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,944,877.00

Property Acquisition and Relocation Costs: \$3,000,000.00

Project Implementation Costs: \$155,123.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,100,000.00

Anticipated TOTAL Project Costs: \$34,234,400.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13

Osage Beach

Dierbergs Osage Beach Redevelopment Project

Contact Agency: Osage Beach
Contact Phone: 573-302-2000
Developer(s): Dierbergs Osage Beach, LLC
Senate District: 4
House District: 155
Original Date Plan/Project Approved: 12/1/2010

Plan Description:

The project calls for the construction of approximately 142,000 square feet of retail space. There is no residential development included in this project. Dierbergs Market will be the anchor tenant occupying approximately 76,500 square feet of space., next to Dierbergs will be approximately 8,000 of retail space. Another building occupied by Bed, Bath and Beyond and Dicks Sporting Goods.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing.

Number of New Jobs:

Projected:	90	Actual to Date:	165
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Osage Beach

Marina View Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,700,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,700,000.00

Anticipated TOTAL Project Costs: \$98,888,200.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Osage Beach

Marina View Redevelopment Area

Contact Agency: Osage Beach

Contact Phone: 573-202-2000

Developer(s): JQH-Lake of the Ozarks Development, LLC

Senate District: 4

House District: 155

Original Date Plan/Project Approved: 11/1/2007

Plan Description:

The Plan proposes to completely redevelop the Area by eliminating blighting conditions through the demolition of existing structures, installation of utilities, installation of access drives, and the construction of an approximately three hundred 300 room hotel with appurtenant facilities which will include, but is not limited to, an approximately one hundred thousand 100,000 square foot flexible space convention center and health spa.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Osage Beach

Prewitt's Highway 54 Enterprises LLC

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$379,092.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$5,327,293.00 Amount on Hand: \$5,327,293.00

Economic Activity Taxes:

Total received since inception: \$16,776,478.00 Amount on Hand: \$379,092.00
0

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,763,947.00

Property Acquisition and Relocation Costs: \$2,400,000.00

Project Implementation Costs: \$700,000.00

Other: \$250,000.00

Other: \$162,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,275,947.00

Anticipated TOTAL Project Costs: \$101,130,093.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Osage Beach

Prewitt's Highway 54 Enterprises LLC

Contact Agency: Osage Beach
Contact Phone: 573-302-2000
Developer(s): Prewitts Hwy 54 Enterprises LLC
Senate District: 9
House District: 115
Original Date Plan/Project Approved: 7/1/2000

Plan Description:

Development of big box retail and small stores, road improvements to the intersection of 54 Highway and 42 Highway including the addition of stop lights and rerouting of Missouri Route D were approved and recommended by MODOT. Infrastructure improvements also include the extension of fire protection, water and sewer to the School of the Osage.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	850
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Number of Retained Jobs:

Projected:	0	Actual to Date:	8
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Pagedale

Pagedale TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$139,674.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$87,216.00 Amount on Hand: \$87,216.00

Economic Activity Taxes:

Total received since inception: \$168,204.00 Amount on Hand: \$52,458.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$905,000.00

Property Acquisition and Relocation Costs: \$1,006,884.00

Project Implementation Costs: \$1,754,175.00

Other: \$2,434,084.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,100,143.00

Anticipated TOTAL Project Costs: \$47,239,175.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Pagedale

Pagedale TIF Redevelopment Plan

Contact Agency: Pagedale
Contact Phone: 314-726-1200
Developer(s): Beyond Housing, Inc
Senate District: 14
House District: 72
Original Date Plan/Project Approved: 12/1/2007

Plan Description:

Redevelop the area by building a variety of mixed-use commercial, retail, residential projects. Key projects include a grocery store, branch bank, multi-family residential and health services center.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	253	Actual to Date:	120
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Park Hills

Downtown Park Hills Redevelopment Dist 4

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,304.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$182,670.73 Amount on Hand: \$182,670.73

Economic Activity Taxes:

Total received since inception: \$567,270.82 Amount on Hand: \$3,652.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,459,402.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,459,402.00

Anticipated TOTAL Project Costs: \$1,459,402.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 14

Park Hills

Downtown Park Hills Redevelopment Dist 4

Contact Agency: Park Hills
Contact Phone: 573-431-3577
Developer(s): Town & Country Grocers of Fredericktown, MO
Senate District: 3
House District: 107
Original Date Plan/Project Approved: 7/1/2005

Plan Description:

Construction of road improvements, a grocery store, renovation of a downtown building as a public library, and demolition of blighted structures to provide a parking lot. Grading and demolition for grocer store construction, and acquisition of land for road improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	50	Actual to Date:	50
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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Park Hills

Highway 67 Corridor Redevelopment District 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$29,843.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$260,120.30 Amount on Hand: \$260,120.30

Economic Activity Taxes:

Total received since inception: \$401,333.86 Amount on Hand: \$14,921.50

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,400,000.00

Property Acquisition and Relocation Costs: \$370,000.00

Project Implementation Costs: \$40,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,810,000.00

Anticipated TOTAL Project Costs: \$1,810,000.00

Financing Method:

Other

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

Park Hills

Highway 67 Corridor Redevelopment District 2

Contact Agency: Park Hills
Contact Phone: 573-431-3577
Developer(s): Hefner Furniture & Appliance
Senate District: 3
House District: 107
Original Date Plan/Project Approved: 12/1/2003

Plan Description:

Plans include relocation of water and sewer utility mains to accommodate construction of a west outer road alongside U.S. Highway 67 corridor from Leadington south through Park Hills to unincorporated St. Francois County. Extension of natural gas main and three-phase electric lines, construction of potable water storage with a connecting main.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	7	Actual to Date:	7
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Park Hills

Parkway Drive Redevelopment District 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,791.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$478,808.76 Amount on Hand: \$478,808.76

Economic Activity Taxes:

Total received since inception: \$219,872.72 Amount on Hand: \$5,395.50

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,564,420.61

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,564,420.61

Anticipated TOTAL Project Costs: \$3,564,420.61

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Park Hills

Parkway Drive Redevelopment District 3

Contact Agency: Park Hills

Contact Phone: 573-431-3577

Developer(s): NA

Senate District: 3

House District: 107

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Plans include extension of Parkway Drive and construction of a bridge connecting Parkway Drive to Industrial Drive. Road improvements were also planned for Industrial Drive and St. Joe Drive.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	13	Actual to Date:	13
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Perry County

Redevelopment Plan for the Highway 51/61 Tax

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$70.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$157,094.00 Amount on Hand: \$157,094.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,132,500.00

Property Acquisition and Relocation Costs: \$530,000.00

Project Implementation Costs: \$1,742,500.00

Other: \$1,072,250.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,427,250.00

Anticipated TOTAL Project Costs: \$46,800,000.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Perry County

Redevelopment Plan for the Highway 51/61 Tax

Contact Agency: Perry County

Contact Phone: 5735474242

Developer(s): none

Senate District: 27

House District: 145-116

Original Date Plan/Project Approved: 1/1/2010

Plan Description:

Project 1 includes street, water lines, sewer lines, and gas main extensions to serve the Gilster-Mary Lee site, as well as property acquisition for the site. In addition, parking lot pavement is being proposed for the Gilster-Mary Lee site in order to cut down the dust associated with heavy truck traffic in and out of the Industrial Park.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	500	Actual to Date:	451
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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Perryville

Redevelopment Plan for downtown Perryville Tax

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,285.76 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$11,659.42 Amount on Hand: \$4,285.76

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,250,000.00

Property Acquisition and Relocation Costs: \$500,000.00

Project Implementation Costs: \$1,787,500.00

Other: \$4,000,000.00

Other: \$1,153,750.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,691,750.00

Anticipated TOTAL Project Costs: \$33,000,000.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Perryville

Redevelopment Plan for downtown Perryville Tax

Contact Agency: Perryville

Contact Phone: 573-547-2594

Developer(s): None at present

Senate District: 27

House District: 116 & 145

Original Date Plan/Project Approved: 2/1/2012

Plan Description:

The City will fund grants to various property owners for rehabilitation and stabilization of commercial buildings streetscape, signage electrical water and sewer improvements Facade improvement grants.

Plan/Project Status: Starting-Up

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	100	Actual to Date:	30
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Number of Retained Jobs:

Projected:	50	Actual to Date:	0
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Perryville

Redevelopment Plan for the I-55/Perryville Blvd.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$58,216.53 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$48,862.43 Amount on Hand: \$48,862.43

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$40,837,500.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$5,875,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$47,712,500.00

Anticipated TOTAL Project Costs: \$70,000,000.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Perryville

Redevelopment Plan for the I-55/Perryville Blvd.

Contact Agency: Perryville

Contact Phone: 573-547-2594

Developer(s): none at present

Senate District: 27

House District: 145-116

Original Date Plan/Project Approved: 1/1/2012

Plan Description:

The City proposes to develop a street connecting Perryville Blvd. and Sycamore Road. Also a new interchange on I-55 and water, sewer and site improvements

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	200	Actual to Date:	50
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Number of Retained Jobs:

Projected:	50	Actual to Date:	50
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Platte City

Shoppes at North Gate Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,160,028.00

Property Acquisition and Relocation Costs: \$480,000.00

Project Implementation Costs: \$848,254.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,488,282.00

Anticipated TOTAL Project Costs: \$17,648,880.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Platte City

Shoppes at North Gate Redevelopment Plan

Contact Agency: Platte City
Contact Phone: 816 858 3046
Developer(s): Cox Rabiun Development, LLC
Senate District: 34
House District: 30
Original Date Plan/Project Approved: 12/1/2005

Plan Description:

The redevelopment area consists of approximately 7.65 acres of property located in Platte City, Missouri, generally north of Main Street and west of NW Prairie View Road. The Redevelopment Plan will consist of one Redevelopment Project including a new, first-class, high quality, pedestrian friendly commercial development containing approximately 57,100 square feet of new retail and restaurant space.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	78	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Raymore

Foxwood Village Shops Tax Increment Finance Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$23,433.19 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$32,719.97 Amount on Hand: \$32,719.97

Economic Activity Taxes:

Total received since inception: \$173,224.52 Amount on Hand: \$23,433.19

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,576,575.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$727,542.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,304,117.00

Anticipated TOTAL Project Costs: \$12,764,764.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Raymore

Foxwood Village Shops Tax Increment Finance Plan

Contact Agency: Raymore
Contact Phone: (816) 892-3026
Developer(s): Foxwood Plaza, LLC
Senate District: 31
House District: 123
Original Date Plan/Project Approved: 1/1/2009

Plan Description:

The redevelopment area consists of approx 12.68 acres of property located in Raymore, generally to the south of MO Hwy 58 at its intersection with Mott Drive the Redevelopment Area. The entire Redevelopment Area will be redeveloped as one redevelopment project the Redevelopment Project to consist of a commercial development comprised of an approximately 4,507 sq ft restaurant and approximately 52,520 sq ft of strip retail space.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	142	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Raymore

Good Ranch Redevelopment Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,000,000.00

Anticipated TOTAL Project Costs: \$17,000,000.00

Financing Method:

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Raymore

Good Ranch Redevelopment Area TIF

Contact Agency: Raymore
Contact Phone: (816) 892-3026
Developer(s): Good-Otis LLC
Senate District: 31
House District: 123
Original Date Plan/Project Approved: 5/1/2006
Plan Description:
See attachment 3 - will be e-mailed.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Raymore

Highway 58 West Extended Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,719,121.72 Amount on Hand: \$1,719,121.72

Economic Activity Taxes:

Total received since inception: \$4,090,439.02 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,459,276.00

Property Acquisition and Relocation Costs: \$4,509,546.00

Project Implementation Costs: \$793,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,761,822.00

Anticipated TOTAL Project Costs: \$71,800,000.00

Financing Method:

Pay As You Go
TIF Notes
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

Raymore

Highway 58 West Extended Redevelopment Plan

Contact Agency: Raymore
Contact Phone: (816) 892-3016
Developer(s): PDD Development, LLC & Raymore Galleria, LLC
Senate District: 31
House District: 123
Original Date Plan/Project Approved: 1/1/2005
Plan Description:
See Attachment - will be e-mailed.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	153	Actual to Date:	404
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 1 & 4

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$424,073.24 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,537,666.14 Amount on Hand: \$4,537,666.14

Economic Activity Taxes:

Total received since inception: \$8,593,711.11 Amount on Hand: \$424,062.26

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,146,142.28

Property Acquisition and Relocation Costs: \$3,401,343.00

Project Implementation Costs: \$3,854,709.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,402,194.28

Anticipated TOTAL Project Costs: \$54,953,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 19

Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 1 & 4

Contact Agency: Richmond Heights

Contact Phone: 314-646-7658

Developer(s): Pace Properties, Inc.

Senate District: 15

House District: 87

Original Date Plan/Project Approved: 3/1/2003

Plan Description:

Redevelopment of a site that is collectively 29 acres. The redevelopment is being phased-in by four areas. RPA 1 consists of a parking garage with 750 spaces, 110,000 sq. ft. of retail space and 35 residential units. RPA 4 consists of 5,000 to 6,000 sq. ft. of retail and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	340	Actual to Date:	400
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,896.36 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,896.36 Amount on Hand: \$4,896.36

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,460,000.00

Property Acquisition and Relocation Costs: \$7,040,000.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,700,000.00

Anticipated TOTAL Project Costs: \$105,300,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 2

Contact Agency: Richmond Heights
Contact Phone: 314-646-7658
Developer(s): Pace Properties, Inc.
Senate District: 15
House District: 87
Original Date Plan/Project Approved: 12/1/2007

Plan Description:

Redevelopment of a site that is collectively 29 acres. The redevelopment is being phased-in by four areas. RPA 2 consists of 70,000 to 90,000 sq. ft. of commercial retail, service or restaurant space 240,000 sq. ft. of Class A office space 35 to 140 multi-family units and structured parking to service these units.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1062	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	14
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Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,344,500.00

Property Acquisition and Relocation Costs: \$1,022,600.00

Project Implementation Costs: \$68,900.00

Other: \$64,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,500,000.00

Anticipated TOTAL Project Costs: \$49,500,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 3

Contact Agency: Richmond Heights

Contact Phone: 314-646-7658

Developer(s): Original plan withdrawn-pending new developer

Senate District: 15

House District: 87

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

Redevelopment of a site that is collectively 29 areas. The redevelopment is being phased-in by four areas. RPA 3 original plan consists of 35,000 to 45,000 sq. ft. of commercial retail, service or restaurant space 250,000 sq. ft. of Class A office space 35 to 140 multi-family units and structured parking to service these uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	850	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	28
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Richmond Heights

Hadley Township Redevelopment Project Area-North

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$152,788.69 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$151,619.15 Amount on Hand: \$151,619.15

Economic Activity Taxes:

Total received since inception: \$1,169.54 Amount on Hand: \$1,169.54

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Richmond Heights

Hadley Township Redevelopment Project Area-North

Contact Agency: Richmond Heights
Contact Phone: 314-646-7658
Developer(s): No Comprehensive Developer
Senate District: 24
House District: 72
Original Date Plan/Project Approved: 7/1/2006

Plan Description:

Sub-Area B & Sub-Area C will be redeveloped into a variety of commercial & residential uses, including retail, office, hotel, multi-family housing & in-fill single family housing. There is a 14,000 sq.ft. retail center and a Quick Trip convenience store/gas station on 3 acres fronting Hanley Rd. in Sub-Area B. A developer is trying to secure financing to build a mixed use hotel/retail space in Sub-Area C.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	85	Actual to Date:	47
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Richmond Heights

Hadley Township Redevelopment Project Area-South

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$15,750,000.00

Property Acquisition and Relocation Costs: \$30,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$46,250,000.00

Anticipated TOTAL Project Costs: \$189,200,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Richmond Heights

Hadley Township Redevelopment Project Area-South

Contact Agency: Richmond Heights

Contact Phone: 314-646-7658

Developer(s): Menards

Senate District: 24

House District: 72

Original Date Plan/Project Approved: 7/1/2006

Plan Description:

Sub-Area A is available for 3 to 4 complementary retail and/or restaurants. Sub-Area M 15.4 acres will include construction of a 246,346 sq. ft. two story Menards Home Improvement store, with associated yard, covered storage and 406 parking spaces. A new City of RH Public Works facility will be constructed on 3.3 acres north & east of Menards this is not included in the TIF.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	280	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Riverside

Gateway Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Riverside

Gateway Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816 741-3993

Developer(s): na

Senate District: 34

House District: 32

Original Date Plan/Project Approved: 10/1/2001

Plan Description:

The Plan proposes activities to eliminate blight in the area. The projects may include infrastructure improvements and/or commercial, retail and general business development. Infrastructure may include streets, curbs, sidewalks and utility construction and improvements, as well as property acquisition. Specified projects will be considered on a project-by-project basis.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Riverside

I-385 Levee Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$810,926.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$19,584,468.00 Amount on Hand: \$19,584,468.00
0 0

Economic Activity Taxes:

Total received since inception: \$3,154,860.00 Amount on Hand: \$264,427.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$79,000,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$8,600,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$89,600,000.00

Anticipated TOTAL Project Costs: \$167,600,000.00

Financing Method:

Pay As You Go

TIF Bonds

Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Riverside

I-385 Levee Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816-741-3993

Developer(s): Northpoint Realty

Senate District: 34

House District: 32

Original Date Plan/Project Approved: 7/1/1996

Plan Description:

The construction of the Riverside and Quindaro Bend Levees to provide flood protection a full diamond interchange at I-635 and Van de Populier Road and improvements to Mattox Road and Van de Populier Road, internal storm drainage system, east-west access roads and utilities development of a mixed use retail/commercial/industrial development.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	12684	Actual to Date:	2000
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Riverside

West Platte Road Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$271,207.00 Amount on Hand: \$271,207.00

Economic Activity Taxes:

Total received since inception: \$11,229.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,850,000.00

Property Acquisition and Relocation Costs: \$890,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,740,000.00

Anticipated TOTAL Project Costs: \$70,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Riverside

West Platte Road Redevelopment Plan

Contact Agency: Riverside
Contact Phone: 816-741-3993
Developer(s): Briarcliff Development Company
Senate District: 34
House District: 32
Original Date Plan/Project Approved: 7/1/2007

Plan Description:

The plan consists of 6 projects 1 demolition of dilapidated commercial structures, removal of mobile homes and construction of the linear park along W. Platte Road 2 construction of 15 homes east of Valley Lane 3 construction of 150 residential condos 4 construction of 31 residential condos 5 construction of 41 homes west of Valley Lane and 6 construction of 75,000 sq. ft. of commercial buildings.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	50	Actual to Date:	21
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sedalia

Sedalia Midtown TIF Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$187,096.04 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$184,738.12 Amount on Hand: \$184,738.12

Economic Activity Taxes:

Total received since inception: \$3,757.92 Amount on Hand: \$3,757.92

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$500,000.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Sedalia

Sedalia Midtown TIF Redevelopment Plan & Project

Contact Agency: Sedalia
Contact Phone: 660-827-3000
Developer(s): na
Senate District: District 28
House District: District 118
Original Date Plan/Project Approved: 11/1/2008

Plan Description:

The redevelop plan focuses resources to provide opportunities for infrastructure development & rehab, residential reinvestment, and private investment. Activities to be undertaken as part of the redevelop plan to achieve this goal include building rehab, infill development, improve streets & enhancement to pedestrian facilities. This investment is intended to spur additional private development throughout the district.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	26	Actual to Date:	106
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Shrewbury

The Kenrick Plaza Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$164.57 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$164.57 Amount on Hand: \$164.57

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$29,705,000.00

Property Acquisition and Relocation Costs: \$11,129,000.00

Project Implementation Costs: \$5,365,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,000,000.00

Anticipated TOTAL Project Costs: \$46,199,000.00

Financing Method:

Pay As You Go
TIF Notes
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Shrewbury

The Kenrick Plaza Redevelopment Project

Contact Agency: Shrewbury

Contact Phone: 314-647-5795

Developer(s): Kenrick Developers, LLC

Senate District: 15

House District: 91

Original Date Plan/Project Approved: 2/1/2013

Plan Description:

To facilitate redevelopment of the area, alleviate conditions that cause blight and to encourage consumer-friendly commercial environment that promotes economic health by improving the property site and building new businesses. To also allow the City to carry out comprehensive redevelopment of the area as consistent with the City's comprehensive plan.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sikeston

60/61 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,536,717.00 Amount on Hand: \$1,536,717.00

Economic Activity Taxes:

Total received since inception: \$5,226,973.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,775,000.00

Property Acquisition and Relocation Costs: \$75,000.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$43,707,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 0

Sikeston

60/61 TIF District

Contact Agency: Sikeston
Contact Phone: 573-417-2511
Developer(s): Four Corners Development Co., Inc.
Senate District: 25
House District: 149
Original Date Plan/Project Approved: 6/1/2000

Plan Description:

A mixture of commercial and residential development

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	180	Actual to Date:	387
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Number of Retained Jobs:

Projected:	80	Actual to Date:	100
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Sikeston

Colton's Steakhouse and Grill

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,201.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2.00 Amount on Hand: \$2.00

Economic Activity Taxes:

Total received since inception: \$31,403.00 Amount on Hand: \$9,199.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$381,262.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$383,792.00

Anticipated TOTAL Project Costs: \$2,800,000.00

Financing Method:

Loan

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 8

Sikeston

Colton's Steakhouse and Grill

Contact Agency: Sikeston
Contact Phone: 573-471-2511
Developer(s): Six Thirty Two, LLC
Senate District: 27
House District: 149
Original Date Plan/Project Approved: 10/1/2012

Plan Description:

Franchise steakhouse and grill which will provide a restaurant along the Hwy 60 corridor. Square footage is 6,716 consisting of wood frame with hardieboard lap siding, manufactured stone veneer and stucco on a concrete slab with membrane roof and metal awnings.

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	150	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sikeston

Holiday Inn Express

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2.00 Amount on Hand: \$2.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$424,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$426,500.00

Anticipated TOTAL Project Costs: \$6,800,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 8

Sikeston

Holiday Inn Express

Contact Agency: Sikeston

Contact Phone: 573-471-2511

Developer(s): Select Sikeston Hospitality, LLC

Senate District: 25

House District: 149

Original Date Plan/Project Approved: 10/1/2012

Plan Description:

Construction of a new Holiday Inn Express Select Service hotel-73 rooms

Plan/Project Status: Starting-Up

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	20	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sikeston

North Main & Malone Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$27,688.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$518,730.00 Amount on Hand: \$518,730.00

Economic Activity Taxes:

Total received since inception: \$696,191.00 Amount on Hand: \$21,366.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,000,000.00

Property Acquisition and Relocation Costs: \$600,000.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,700,000.00

Anticipated TOTAL Project Costs: \$8,250,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Sikeston

North Main & Malone Development Area

Contact Agency: Sikeston

Contact Phone: 573-471-2511

Developer(s): Sikeston Acquisitions

Senate District: 27

House District: 148

Original Date Plan/Project Approved: 5/1/2004

Plan Description:

Site demolition and construction of commercial and retail businesses

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	50	Actual to Date:	70
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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SMITHVILLE

SMITHVILLE COMMONS TIF REDEVELOPMENT PLAN

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

SMITHVILLE

SMITHVILLE COMMONS TIF REDEVELOPMENT PLAN

Contact Agency: SMITHVILLE

Contact Phone: 816-532-3897

Developer(s): BANK OWNED

Senate District: 17

House District: 35

Original Date Plan/Project Approved: 9/1/2006

Plan Description:

Construction of 280,000sf of retail, restaurant and other commercial facilities including site prep, engineering, road and highway improvements, utility extension and/or enhancements, stormwater detention and collection and other infrastructure.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Ann

No Name Was Provided

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,681,225.00

Property Acquisition and Relocation Costs: \$6,000,000.00

Project Implementation Costs: \$7,318,775.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,300,000.00

Anticipated TOTAL Project Costs: \$106,181,225.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Ann

No Name Was Provided

Contact Agency: St. Ann
Contact Phone: 314-428-6801
Developer(s): Raven Development
Senate District: 24
House District: 73
Original Date Plan/Project Approved: 7/1/2012
Plan Description:
Submitted TIF Plan with 2012 Report. No changes.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Charles

Elm Point Redevelopment Area Phase I & II

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$11,173.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$12,632,508.00 Amount on Hand: \$12,632,508.00
0 0

Economic Activity Taxes:

Total received since inception: \$73,188.00 Amount on Hand: \$11,173.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$8,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,000,000.00

Anticipated TOTAL Project Costs: \$99,724,668.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Charles

Elm Point Redevelopment Area Phase I & II

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): MB Properties

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 10/1/1996

Plan Description:

The plan includes site evaluation, utility placement, stormwater detention and internal roadway improvements. Also, the plan anticipates the remediation of the lime detention basin. Private development will include mostly industrial space with possible office use in certain areas.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Charles

Fountain Lake/West 370 Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$458,005.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$19,178,925.00 Amount on Hand: \$19,178,925.00
0 0

Economic Activity Taxes:

Total received since inception: \$2,041,314.00 Amount on Hand: \$458,005.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,440,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$60,000.00

Other: \$1,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,000,000.00

Anticipated TOTAL Project Costs: \$210,331,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

St. Charles

Fountain Lake/West 370 Redevelopment

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): MB Properties LLC

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 12/1/1997

Plan Description:

The plan includes development of a business park, which will include retail, commercial and light industrial activities. The project will include raising the site out of the flood plain, realignment of Cole Creek, relocation of Huster Road, utility relocation and development of a 123 acre public park.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Charles

Plaza at Noah's Ark

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$604,079.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$602,517.00 Amount on Hand: \$602,517.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$604,079.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$44,786,225.00

Property Acquisition and Relocation Costs: \$6,209,088.00

Project Implementation Costs: \$2,500,000.00

Other: \$0.00

Other: \$250,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$55,000,000.00

Anticipated TOTAL Project Costs: \$385,000,000.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Charles

Plaza at Noah's Ark

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): Cullinan Properties, LTD

Senate District: 23

House District: 15

Original Date Plan/Project Approved: 1/1/2007

Plan Description:

The proposed plan will help facilitate redevelopment of the area for high density planned mixed use and commercial purposes.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Charles

St. Charles Center/Mark Twain Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$65,897.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2,414,669.00 Amount on Hand: \$2,414,669.00

Economic Activity Taxes:

Total received since inception: \$10,176,530.00 Amount on Hand: \$65,897.00
0

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,460,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$35,000.00

Other: \$9,705,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,200,000.00

Anticipated TOTAL Project Costs: \$45,025,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 15

St. Charles

St. Charles Center/Mark Twain Mall

Contact Agency: St. Charles
Contact Phone: 636-949-3302
Developer(s): American Commercial Realty
Senate District: 23
House District: 18
Original Date Plan/Project Approved: 2/1/1996

Plan Description:

The proposed plan will expand and upgrade retail within the development area. The redevelopment projects include site improvements, new building construction, upgrades, and renovations. The TIF funding will be used for building rehab, roadway and parking lot construction, landscaping and lighting.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Charles

St. Charles County Convention Center Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$45,213.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,775,906.00 Amount on Hand: \$4,775,906.00

Economic Activity Taxes:

Total received since inception: \$618,200.00 Amount on Hand: \$45,213.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,650,000.00

Anticipated TOTAL Project Costs: \$84,000,000.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Charles

St. Charles County Convention Center Redevelopment

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): na

Senate District: 23

House District: 18

Original Date Plan/Project Approved: 11/1/1997

Plan Description:

The proposed redevelopment calls for the construction of a convention center of approximately 128,000 square feet servicing both St Charles City and St Charles County. The area will also house a 259 room high quality, full service hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Charles

West Clay Extension

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,400,000.00

Property Acquisition and Relocation Costs: \$1,300,000.00

Project Implementation Costs: \$1,500,000.00

Other: \$100,000.00

Other: \$300,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,600,000.00

Anticipated TOTAL Project Costs: \$27,950,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Charles

West Clay Extension

Contact Agency: St. Charles
Contact Phone: 636-949-3302
Developer(s): SM Properties UV, LLC
Senate District: 23
House District: 65
Original Date Plan/Project Approved: 6/1/2012

Plan Description:

The plan includes a grocery store anchored retail and dining development.
The plan also includes a post office relocation.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Clair

I-44 East Redevelopment Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,250,000.00

Property Acquisition and Relocation Costs: \$9,000,000.00

Project Implementation Costs: \$3,050,000.00

Other: \$3,200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,500,000.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Clair

I-44 East Redevelopment Project 1

Contact Agency: St. Clair
Contact Phone: 636-629-0333 x119
Developer(s): Osage Fund, LLC
Senate District: 26
House District: 98
Original Date Plan/Project Approved: 12/1/2009

Plan Description:

Redevelopment of non-utilized lands within the designated district for commercial use to be implemented in phases over several years, in accordance with approved redevelopment plan.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Cook Road Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$351,506.27 Amount on Hand: \$351,506.27

Economic Activity Taxes:

Total received since inception: \$2,297.07 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$492,786.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$20,000.00

Other: \$2,375,000.00

Other: \$2,567,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,539,786.00

Anticipated TOTAL Project Costs: \$19,375,786.00

Financing Method:

Pay As You Go

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

Cook Road Corridor

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): Greystone Partners Land Development, LLC
Senate District: 34
House District: 28
Original Date Plan/Project Approved: 3/1/2008

Plan Description:

The plan provides for 1 private project improvements that will consist of the development of a residential subdivision on approximately 185 acres of land into over 350 single-family and townhouse housing units 2 improvements to cook road resulting in a three-lane section, concrete curb & gutter, storm water drainage, medians 3 sewer system improvements including a new pump station 4 construction of a 2,000ft waterline.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph
East Hills Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2,713,220.10 Amount on Hand: \$2,713,220.10

Economic Activity Taxes:

Total received since inception: \$2,331,993.75 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,279,936.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$50,000.00

Other: \$8,729,791.00

Other: \$2,837,315.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,897,042.00

Anticipated TOTAL Project Costs: \$131,056,412.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

East Hills Mall

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): MD Management, Inc.
Senate District: 34
House District: 28
Original Date Plan/Project Approved: 1/1/2008

Plan Description:

1 construct improvements to Belt Hwy & Frederick Blvd intersection including traffic & crosswalk signals, illuminated street signs, landscaping, streetscape, etc. 2 Upgrade Belt entry and Frederick entry signals, 3 demolish & renovate significant portions of exterior, 4 demolish & renovate significant portions of the interior including construction of a food court, 5 construct 45,000 sq ft of new lifestyle retail space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	650	Actual to Date:	354
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Number of Retained Jobs:

Projected:	756	Actual to Date:	620
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St. Joseph

EBR Enterprises, LLC/HHS Properties Inc.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,281,565.95 Amount on Hand: \$1,281,565.95

Economic Activity Taxes:

Total received since inception: \$1,008,272.38 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,656,539.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$265,954.00

Other: \$30,972.00

Other: \$1,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,529,620.00

Anticipated TOTAL Project Costs: \$31,633,074.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

EBR Enterprises, LLC/HHS Properties Inc.

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): EBR Enterprises, LLC & HHS Properties, Inc.
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 1/1/2006

Plan Description:

This plan provides for the redevelopment of the area consisting of 13.2 acres at the intersection of Blackwell Road and the Belt Highway. It consists of three project areas, consisting of retail space and office space with construction be completed in October of 2008. The plan provides for public infrastructure improvements including road improvements to Blackwell Road and to the Belt Highway.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	203	Actual to Date:	318
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Mitchell Avenue Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2,647,312.15 Amount on Hand: \$2,647,312.15

Economic Activity Taxes:

Total received since inception: \$43,821.75 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,093,768.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$125,000.00

Other: \$53,905.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,272,673.00

Anticipated TOTAL Project Costs: \$33,427,829.00

Financing Method:

Pay As You Go
Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

Mitchell Avenue Corridor

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): American Family Mutual Insurance Company
Senate District: 34
House District: 29
Original Date Plan/Project Approved: 6/1/2006

Plan Description:

American Family developed plans for a new building addition to be constructed. The project will also include the construction of new gravity flow sewers & traffic improvements to Mitchell Avenue to enhance traffic safety as well to increase traffic volume capacity. The gravity flow sewers and traffic improvements will benefit not only the Company and Missouri Western State University, but all development along the corridor.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	400	Actual to Date:	61
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Number of Retained Jobs:

Projected:	825	Actual to Date:	774
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St. Joseph

North County Development - Project #1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,727,770.16 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$8,932,336.13 Amount on Hand: \$8,932,336.13

Economic Activity Taxes:

Total received since inception: \$20,530,640.06 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$33,957,346.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,800,619.00

Other: \$1,139,035.00

Other: \$160,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$37,643,581.00

Anticipated TOTAL Project Costs: \$107,643,091.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

North County Development - Project #1

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): Red Development

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 8/1/2003

Plan Description:

The plan for this Project is to construct a general retail shopping center totaling approximately 646,000 square feet, together with all necessary parking and utilities.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1640	Actual to Date:	1141
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Ryan's Block Redevelopment Project-Uptown

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$328.42 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2,653.28 Amount on Hand: \$2,653.28

Economic Activity Taxes:

Total received since inception: \$21.12 Amount on Hand: \$21.12

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$309,766.86

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$317,766.86

Anticipated TOTAL Project Costs: \$858,945.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

Ryan's Block Redevelopment Project-Uptown

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): St. Joseph Restoration
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 12/1/2006

Plan Description:

Ryans Block is the first of the TIF projects located within the Uptown Redevelopment Area. The plan will rehabilitate and restore the Ryan Block Building at 1137-1141 Frederick Avenue and demolish the existing building at 1125 Frederick Avenue to provide 20 parking spaces for the renovated building

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Stockyards Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$5,012,460.49 Amount on Hand: \$5,012,460.49

Economic Activity Taxes:

Total received since inception: \$614,770.10 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,450,000.00

Property Acquisition and Relocation Costs: \$5,600,000.00

Project Implementation Costs: \$150,000.00

Other: \$8,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$167,000,000.00

Anticipated TOTAL Project Costs: \$128,500,000.00

Financing Method:

TIF Bonds

Industrial Revenue Bond

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 20

St. Joseph

Stockyards Redevelopment

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): Triimph Foods, LLC
Senate District: 34
House District: 29
Original Date Plan/Project Approved: 10/1/2003

Plan Description:

The Redevelopment Plan provides for the construction of approximately 550,000 gross square feet of improvements to be used for the corporate headquarters and operation of a pork processing facility, estimated value of 130 million, together with the installation, repair, construction, reconstruction and relocation of certain streets and utilities.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1000	Actual to Date:	2762
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph
The Center Building

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$35,591.70 Amount on Hand: \$35,591.70

Economic Activity Taxes:

Total received since inception: \$83,030.26 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$903,630.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$144,378.00

Other: \$1,190.00

Other: \$297,399.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,355,097.00

Anticipated TOTAL Project Costs: \$2,737,144.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

The Center Building

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): Mid-City Partnership

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 1/1/2010

Plan Description:

The approved plan consists of renovating the Center Building which encompasses 609 through 613 Edmond and 119 through 123 S 6th Street. The project will include all new infrastructure including sidewalks, utilities, and removal of non-functional vaults to compliment the sidewalks and street scape on Felix Street.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	59	Actual to Date:	80
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph
The Tuscany Towers

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,855,155.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$82,000.00

Other: \$2,952,845.00

Other: \$10,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,900,000.00

Anticipated TOTAL Project Costs: \$138,841,965.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

The Tuscany Towers

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): JSC Development

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 9/1/2005

Plan Description:

The plan provides for 1 the rehabilitation of a structure currently existing in the Phase 1 Redevelopment Area, 2 the construction of several one to four-level commercial, retail and office buildings within the Redevelopment Areas, including a hotel, restaurant, financial institution and convenience store and 3 the construction of several parking lots and public infrastructure servicing the development.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1500	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Third Street Hotel Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,122,457.98 Amount on Hand: \$1,122,457.98

Economic Activity Taxes:

Total received since inception: \$801,947.19 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$493,000.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$100,000.00

Other: \$807,000.00

Other: \$50,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,700,000.00

Anticipated TOTAL Project Costs: \$6,025,000.00

Financing Method:

Pay As You Go

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

Third Street Hotel Development

Contact Agency: St. Joseph

Contact Phone: 816-271-5526

Developer(s): HISJ Holdings, LLC

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 1/1/2004

Plan Description:

The project involves the redevelopment and renovation of a 170-room hotel, a nationally known restaurant franchise and related site, faade and landscaping improvements. The Redevelopment Area is the public interest because it will result in increased employment within the City and will enhance the tax base of the City.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	132	Actual to Date:	40
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Number of Retained Jobs:

Projected:	0	Actual to Date:	52
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St. Louis

1133 Washington Ave. (352-48)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$648.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$552,027.00 Amount on Hand: \$552,027.00

Economic Activity Taxes:

Total received since inception: \$67,404.00 Amount on Hand: \$16.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,100,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,100,000.00

Anticipated TOTAL Project Costs: \$11,754,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

1133 Washington Ave. (352-48)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Washington Avenue Apartments, L.P.
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of former Days Inn Motel into 127 apartment units for rental, commercial usage and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	8	Actual to Date:	12
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1136 Washington Avenue (A.D. Brown Bldg.) (352-58)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$112,920.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,652,495.00 Amount on Hand: \$1,652,495.00

Economic Activity Taxes:

Total received since inception: \$232.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,650,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,650,000.00

Anticipated TOTAL Project Costs: \$25,371,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

1136 Washington Avenue (A.D. Brown Bldg.) (352-58)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): A.D. Brown Acquisition Corp., L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Renovation of 9-story A.D. Brown Building for 89 condominiums with ground floor commercial and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	40	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1141-51 S. 7th St. (352-23)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$375.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$551,177.00 Amount on Hand: \$551,177.00

Economic Activity Taxes:

Total received since inception: \$446,436.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,300,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$6,542,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

1141-51 S. 7th St. (352-23)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Disper-Schmitt Properties, LLC
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Adapt an historic 48,000 s/f two-story industrial building for office use.
Provide an expanded job source for the southern edge of downtown.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	200	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1300 Convention Plaza (352-47)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$198,543.00 Amount on Hand: \$198,543.00

Economic Activity Taxes:

Total received since inception: \$10,354.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$870,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$870,000.00

Anticipated TOTAL Project Costs: \$9,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

1300 Convention Plaza (352-47)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Convention Plaza Apartments, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2004
Plan Description:
N/A

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	5	Actual to Date:	5
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1312 Washington (Garment Row Lofts 352-30)

TIF Revenues

Current Amount of Revenue in Special Allocation \$16,535.00 As of: 1/1/2014
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$271,627.00 Amount on Hand: \$271,627.00

Economic Activity Taxes:

Total received since inception: \$34,041.00 Amount on Hand: \$12.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$3,211,132.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

1312 Washington (Garment Row Lofts 352-30)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1312 Washington Ave., LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 6/1/2003

Plan Description:

Adaptive reuse of 7 story, 36, 250 s/f building for 12 condos plus ground floor retail.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	15	Actual to Date:	15
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1505 Missouri Ave. (352-21)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,161.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$232,709.00 Amount on Hand: \$232,709.00

Economic Activity Taxes:

Total received since inception: \$4,103.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$600,000.00

Anticipated TOTAL Project Costs: \$2,676,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

1505 Missouri Ave. (352-21)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Gilded Age Renovation, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 8/1/2002

Plan Description:

Adaptive reuse of an historic church for 12 condo residential units.
Upgraded a deteriorating church structure in the middle of an historic neighborhood.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

3800 Park Ave. (352-12)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$88,190.00 Amount on Hand: \$88,190.00

Economic Activity Taxes:

Total received since inception: \$91,566.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$390,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$390,000.00

Anticipated TOTAL Project Costs: \$1,300,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

3800 Park Ave. (352-12)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Park Avenue Management, LLC
Senate District: 5
House District: 64
Original Date Plan/Project Approved: 8/1/2001

Plan Description:

Project has resulted in the redevelopment of a two-story, 24,000 s/f building to suit the needs of tech business, public benefit comprises the conversion of vacant and deteriorated building into productive tax-producing site, First Floor for lease.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	20	Actual to Date:	30
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Number of Retained Jobs:

Projected:	30	Actual to Date:	22
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St. Louis

3949 Lindell Blvd (352-70)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,070,389.00 Amount on Hand: \$1,070,389.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$26,478,856.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

3949 Lindell Blvd (352-70)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Hepfner, Smith, Airhart & Day, Inc.
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willy's Overland Building formerly know as the SJI Building for National System's Inc.. The total cost of the project is approximately 12.3 million.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	60	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

410 N. Jefferson (West Gate) Lofts (352-45)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$15,087.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$687,650.00 Amount on Hand: \$687,650.00

Economic Activity Taxes:

Total received since inception: \$7,026.00 Amount on Hand: \$137.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,525,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,525,000.00

Anticipated TOTAL Project Costs: \$12,027,490.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

410 N. Jefferson (West Gate) Lofts (352-45)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 410 N. Jefferson, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of 5-story, 85,000 s/f warehouse building into 49 condominium units with related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	5	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

4200 Laclede Ave. (352-19)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$494.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$549,395.00 Amount on Hand: \$549,395.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$925,400.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$925,400.00

Anticipated TOTAL Project Costs: \$6,005,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

4200 Laclede Ave. (352-19)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): A.C. Murphy Properties & Development
Senate District: 5
House District: 64
Original Date Plan/Project Approved: 6/1/2002

Plan Description:

Project consists of renovation of 4200 Laclede Building into 18 new condominium units. This has preserved a historical building in the City and increased the tax base and resulting tax revenues for the City, and will serve as a catalyst for residential development and private investment in the Central West End.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

5700 Arsenal (352-60)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$31,034.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,045,957.00 Amount on Hand: \$1,045,957.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,340,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,340,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

5700 Arsenal (352-60)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): The 5700 Property, L.L.C.
Senate District: 4
House District: 65
Original Date Plan/Project Approved: 2/1/2005

Plan Description:

15 million redevelopment of the Area. The project involves the demolition of the former Truman Center facility and the construction of approximately 34 single-family homes and 22 town homes in the Area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

920 Olive/1000 Locust (352-24)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,189.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$672,779.00 Amount on Hand: \$672,779.00

Economic Activity Taxes:

Total received since inception: \$422,682.00 Amount on Hand: \$1,189.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,667,732.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,667,732.00

Anticipated TOTAL Project Costs: \$18,277,761.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

920 Olive/1000 Locust (352-24)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): 9201000 L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Adapt tow multi-level historic masonry structures for 44 apartments plus ground floor retail and parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	49	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Adler Lofts-20121-2101 Washington Ave. (352-49)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$426.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$201,450.00 Amount on Hand: \$201,450.00

Economic Activity Taxes:

Total received since inception: \$11,605.00 Amount on Hand: \$121.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,300,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$8,085,845.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Adler Lofts-20121-2101 Washington Ave. (352-49)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Adler Lofts, L.L. C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Project at 2021-2101 Washington Ave. renovated into 5-story, 52, 461 s/f property with 32 loft condo units with commercial space and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	40	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Argyle Redevelopment Plan (352-07)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,533,520.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$7,647,042.00 Amount on Hand: \$7,647,042.00

Economic Activity Taxes:

Total received since inception: \$6,911,645.00 Amount on Hand: \$629,268.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$14,500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,500,000.00

Anticipated TOTAL Project Costs: \$14,500,000.00

Financing Method:

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

Argyle Redevelopment Plan (352-07)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Treasurer, City of St. Louis
Senate District: 4
House District: 64
Original Date Plan/Project Approved: 12/1/1998

Plan Description:

TIF is being used to back up bonds issued by the City Treasurer to build the Argyle Garage to serve the surrounding commercial district, including the renovated Chase Park Plaza Apartments and Hotel. The availability of parking is expected also to help market other commercial buildings in the district, which have been unoccupied for a long time.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	25	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Barton Street-2401 S. 12th St. (Tabernacle Lofts)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$507.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$271,645.00 Amount on Hand: \$271,645.00

Economic Activity Taxes:

Total received since inception: \$3,614.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$370,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$370,000.00

Anticipated TOTAL Project Costs: \$2,824,162.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Barton Street-2401 S. 12th St. (Tabernacle Lofts)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Tabernacle Lofts, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of a three-story, 26,000 s/f church and school property into 14 loft condominium units.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	2	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Bee Hat Building (352-76)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,318.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$325,088.00 Amount on Hand: \$325,088.00

Economic Activity Taxes:

Total received since inception: \$357,735.00 Amount on Hand: \$473.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,350,000.00

Anticipated TOTAL Project Costs: \$11,085,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Bee Hat Building (352-76)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): BHAT Development, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

Renovation of the Historic Bee Hat Building into a mixed use building featuring 1st floor commercial space and 36 1-1 bedroom market rate apartments.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	22	Actual to Date:	22
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Bottle District (352-59)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$62,564.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$53,236.00 Amount on Hand: \$53,236.00

Economic Activity Taxes:

Total received since inception: \$9,328.00 Amount on Hand: \$9,328.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$51,500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$51,500,000.00

Anticipated TOTAL Project Costs: \$226,550,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Bottle District (352-59)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Northside Regeneration
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Renovation and new construction in eight blocks north of Edward Jones Dome and west of Laclede's Landing for entertainment, commercial and residential uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	1400	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Chouteau/Compton Industrial Center (352-6)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$640,665.00 Amount on Hand: \$640,665.00

Economic Activity Taxes:

Total received since inception: \$1,284,905.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,600,000.00

Anticipated TOTAL Project Costs: \$14,502,400.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

Chouteau/Compton Industrial Center (352-6)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Chouteau Compton, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 2/1/1999

Plan Description:

A largely unoccupied industrial site has been cleaned up to provide for first class office/industrial/distribution/warehouse uses to serve the region from this central location. Phase 1 a 40,000 s/f office building, is completed. Phase II, a 300,000 s/f warehouse/distribution/office center is completed.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	1000	Actual to Date:	600
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Convention Headquarters Hotel (352-03)

Current Amount of Revenue in Special Allocation Fund:	\$4,375,738.00	As of:	1/1/2014
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Total received since inception:	\$27,763,811.00	Amount on Hand:	\$27,763,811.00
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Total received since inception: \$13,905,002.00 Amount on Hand: \$1,488,340.00

Public Infrastructure/Site Development Costs:	\$41,240,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$41,240,000.00

Anticipated TOTAL Project Costs: \$193,471,000.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

St. Louis

Convention Headquarters Hotel (352-03)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): HRI

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/1/1999

Plan Description:

Rehabilitate two historic buildings, add a new hotel tower, ballrooms, retail and parking garage. Since 1992, the City has been without a Convention Headquarters Hotel. To be competitive with other cities, St. Louis has not only needed a state of the art Convention Center, but also a 1000 room hotel adjacent to the Convention Center. Renaissance Suites 180 units in the former Lennox Hotel and the remainder of hotel, including renovated

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	1000	Actual to Date:	600
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Dogtown Walk II-6815-29 Waldemer Ave. (352-62)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$153,888.00 Amount on Hand: \$153,888.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$415,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$415,000.00

Anticipated TOTAL Project Costs: \$2,700,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Dogtown Walk II-6815-29 Waldemer Ave. (352-62)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Saaman Development, L.L.C.
Senate District: 4
House District: 64
Original Date Plan/Project Approved: 2/1/2005

Plan Description:

The project consists of approximately 2.7 million in development and preparation of three lots for the construction of approximately 10 residential townhouse units, each approximately 1,900 s/f in size.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Dr. Martin Luther King Plaza (352-18)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$48,394.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,003,571.00 Amount on Hand: \$1,003,571.00

Economic Activity Taxes:

Total received since inception: \$1,265,818.00 Amount on Hand: \$45,248.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,250,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,250,000.00

Anticipated TOTAL Project Costs: \$6,913,000.00

Financing Method:

Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

Dr. Martin Luther King Plaza (352-18)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Page Partners, LLC
Senate District: 5
House District: 60
Original Date Plan/Project Approved: 3/1/2002

Plan Description:

Project consists of approximately 40,000-43,000 s/f of new retail space constructed at the intersection of Grand Blvd., Martin Luther King Dr., and Page Blvd. Project is anchored by 13,000 s/f Save-A-Lot grocery store. Project also includes several in-line retailers and on out-lot. The Strip Center is 100 leased.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	100	Actual to Date:	100
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Number of Retained Jobs:

Projected:	5	Actual to Date:	5
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St. Louis

East Bank Lofts-1511 Washington Ave. (352-64)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,060.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$196,408.00 Amount on Hand: \$196,408.00

Economic Activity Taxes:

Total received since inception: \$15,736.00 Amount on Hand: \$1,060.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,300,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$8,085,845.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

East Bank Lofts-1511 Washington Ave. (352-64)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): CHD Design Development, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 2/1/2005

Plan Description:

The project consists of commercial space on the first two floors and residential rentals units on floors 3-8. Fifteen parking spaces are located underneath the building

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	25	Actual to Date:	25
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Edison Brothers Warehouse (352-8)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$6,547,265.00 Amount on Hand: \$6,547,265.00

Economic Activity Taxes:

Total received since inception: \$1,788,653.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,300,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,300,000.00

Anticipated TOTAL Project Costs: \$36,536,858.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

St. Louis

Edison Brothers Warehouse (352-8)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Breckenridge Edison Development, L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 2/1/1999

Plan Description:

Conversion of unoccupied warehouse into a 300 room Sheraton Hotel with four levels of parking and recreation/meeting facilities. Though not part of the TIF, a portion of the 900,000 s/f building has been used for 76 condos. This project will provide great economic gain for the City and its downtown saving and reusing a prominent building.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	300	Actual to Date:	300
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Ely Walker Lofts-1520 Washington Ave.(352-73)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,932.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,994,565.00 Amount on Hand: \$1,994,565.00

Economic Activity Taxes:

Total received since inception: \$2,203.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,000,000.00

Anticipated TOTAL Project Costs: \$44,209,442.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Ely Walker Lofts-1520 Washington Ave.(352-73)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Orchard Development Group

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project consists of the conversion of a seven-story building into 168 residential units, commercial space and parking

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	125	Actual to Date:	35
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Fashion Square Lofts-1301 Washington Ave. (352-37)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$168,411.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,445,797.00 Amount on Hand: \$1,445,797.00

Economic Activity Taxes:

Total received since inception: \$865,001.00 Amount on Hand: \$29,675.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,700,000.00

Anticipated TOTAL Project Costs: \$29,262,334.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

Fashion Square Lofts-1301 Washington Ave. (352-37)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Fashion Square, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Renovate existing eleven story structure for 122,400 s/f of residential use 96 apartments and approximately 48,600 s/f of commercial and retail uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	30	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Gaslight Square East-41xx Olive St. (352-51)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$45,102.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,107,255.00 Amount on Hand: \$1,107,255.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$2,793,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Gaslight Square East-41xx Olive St. (352-51)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Gaslight Square Place III, L.L.C.
Senate District: 4
House District: 58
Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Construct public improvements to support construction of 44 townhouses and a lot for a condominium development in addition to two buildings for later development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Georgian Square (352-36 RPA 2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,217.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$188,548.00 Amount on Hand: \$188,548.00

Economic Activity Taxes:

Total received since inception: \$402,800.00 Amount on Hand: \$186.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,100,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,100,000.00

Anticipated TOTAL Project Costs: \$24,439,839.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Georgian Square (352-36 RPA 2)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Chris Goodson

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Rehabilitation of the outbuildings, i.e., power plant, laundry building of the former City Hospital

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	150	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Georgian Square (352-36 RPA 3)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,964.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$208,312.00 Amount on Hand: \$208,312.00

Economic Activity Taxes:

Total received since inception: \$311,861.00 Amount on Hand: \$1,044.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,200,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,200,000.00

Anticipated TOTAL Project Costs: \$32,932,002.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Georgian Square (352-36 RPA 3)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Gilded AgeKomen Properties
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 7/1/2003
Plan Description:
Construction of new retail

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	30	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Grace Lofts-1324 Washington Ave. (352-28)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$42,035.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$465,304.00 Amount on Hand: \$465,304.00

Economic Activity Taxes:

Total received since inception: \$357,683.00 Amount on Hand: \$7,235.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,800,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,800,000.00

Anticipated TOTAL Project Costs: \$9,793,045.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

Grace Lofts-1324 Washington Ave. (352-28)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): McGowan Brothers Development, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 2/1/2003

Plan Description:

Adaptive reuse of eight story 60,000 s/f building for 24 loft apartments plus first and second floor commercial.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	76	Actual to Date:	60
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Grand Center (352-20)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,151,734.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$6,345,061.00 Amount on Hand: \$6,345,061.00

Economic Activity Taxes:

Total received since inception: \$7,730,472.00 Amount on Hand: \$921.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$104,679,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$104,679,000.00

Anticipated TOTAL Project Costs: \$531,316,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

Grand Center (352-20)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Grand Center, Inc.
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 12/1/2002

Plan Description:

A TIF Deistrict to engage some 20-30 interrelated arts, entertainment, commercial, and residential projects. The project support the City's performing arts center connecting Downtown with the Central West End.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	3900	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Gravois Plaza (352-13)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$54,647.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,796,841.00 Amount on Hand: \$1,796,841.00

Economic Activity Taxes:

Total received since inception: \$3,136,956.00 Amount on Hand: \$53,779.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,049,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,049,000.00

Anticipated TOTAL Project Costs: \$1,820,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

Gravois Plaza (352-13)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Kimco Realty Corp.
Senate District: 5
House District: 67
Original Date Plan/Project Approved: 11/1/2001

Plan Description:

Demolition of existing Gravois Plaza. Reconstruct shopping mall anchored by 125,000 s/f Shop 'n' Save supermarket with adjacent retail ships. New mall replaces aging shopping center suffering from excessive vacancies. New center will create jobs, increase real estate values, promote sales and other economic activity taxes, and help to stabilize the neighborhood.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	120	Actual to Date:	200
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Number of Retained Jobs:

Projected:	102	Actual to Date:	102
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St. Louis

Hampton Inn @ the Highlands (352-38)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$18,270.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,809,791.00 Amount on Hand: \$1,809,791.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,400,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$14,036,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Hampton Inn @ the Highlands (352-38)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Hampton Hotel, L.L.C.
Senate District: 4
House District: 64
Original Date Plan/Project Approved: 3/1/2004
Plan Description:
Construction of a 118 room hotel on vacant land.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	50	Actual to Date:	178
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Lafayette Square Historic District (352-14)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$82,543.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2,319,002.00 Amount on Hand: \$2,319,002.00

Economic Activity Taxes:

Total received since inception: \$2,079,417.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,161,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,161,000.00

Anticipated TOTAL Project Costs: \$18,200,000.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

Lafayette Square Historic District (352-14)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Near Southside Improvement Corp
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2001

Plan Description:

Implement Lafayette Square Neighborhood Plan by restoring vacant buildings and sites improving access, circulation and parking make basic improvements to the streets, sidewalks, and parks and improving neighborhood services and amenities.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	350	Actual to Date:	300
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Number of Retained Jobs:

Projected:	75	Actual to Date:	75
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St. Louis

Loop Hotel (352-80A)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$71,131.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$677,545.00 Amount on Hand: \$677,545.00

Economic Activity Taxes:

Total received since inception: \$392,229.00 Amount on Hand: \$3,020.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,100,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,100,000.00

Anticipated TOTAL Project Costs: \$19,676,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Loop Hotel (352-80A)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Loop Hotel, L.L.C.
Senate District: 4
House District: 57
Original Date Plan/Project Approved: 1/1/2006
Plan Description:
Construction of 120 room hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	65	Actual to Date:	65
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Louderman Building (352-25)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,651.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,100,696.00 Amount on Hand: \$1,100,696.00

Economic Activity Taxes:

Total received since inception: \$532,511.00 Amount on Hand: \$904.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,400,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

Louderman Building (352-25)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Louderman Building, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Adaptive reuse of multi-level office building for condo, 3 floors of office, ground floor retail plus parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	137	Actual to Date:	85
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Number of Retained Jobs:

Projected:	5	Actual to Date:	5
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St. Louis

Ludwig Lofts-1004-06 Olive St. (352-53)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$257,409.00 Amount on Hand: \$257,409.00

Economic Activity Taxes:

Total received since inception: \$132,816.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$850,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$850,000.00

Anticipated TOTAL Project Costs: \$7,130,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Ludwig Lofts-1004-06 Olive St. (352-53)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Ludwig Partners, LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 3/1/2006

Plan Description:

The plan calls for rehabbing two buildings in downtown St. Louis into first floor retail and condos in the upper floors.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	52	Actual to Date:	60
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Marquette Building-413-27 Olive St. (352-57)

TIF Revenues

Current Amount of Revenue in Special Allocation \$45,305.00 As of: 1/1/2014
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$1,704,250.00 Amount on Hand: \$1,704,250.00

Economic Activity Taxes:

Total received since inception: \$83,645.00 Amount on Hand: \$1,776.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$54,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Marquette Building-413-27 Olive St. (352-57)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): TLG Marquette, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2004
Plan Description:
In 2014, apartment being converted to condos.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	81	Actual to Date:	81
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Maryland Plaza North (352-7p1)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$921.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$763,280.00 Amount on Hand: \$763,280.00

Economic Activity Taxes:

Total received since inception: \$3,033.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$10,240,720.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Maryland Plaza North (352-7p1)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Rothschild Development, LTD
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of seven townhomes on 14 lots into approximately 20 condominiums.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Maryland Plaza South (352-7p2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,743.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,148,183.00 Amount on Hand: \$1,148,183.00

Economic Activity Taxes:

Total received since inception: \$937,569.00 Amount on Hand: \$1,743.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,850,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,850,000.00

Anticipated TOTAL Project Costs: \$20,571,935.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Maryland Plaza South (352-7p2)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Kolar Properties, Inc.
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Redevelopment of former Saks Store and Medical Arts Building and Greenberg Gallery into commercial and retail/office use.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	100
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Mississippi Place-1602-26 Mississippi Ave. (352-56)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$182.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$287,266.00 Amount on Hand: \$287,266.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$825,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$825,000.00

Anticipated TOTAL Project Costs: \$4,592,938.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Mississippi Place-1602-26 Mississippi Ave. (352-56)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Gilded Age Renovation, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Construction of 16 new townhomes including off-street parking in project area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Old Post Office Building (352-15)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,082,018.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,655,220.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,655,220.00

Anticipated TOTAL Project Costs: \$34,950,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

Old Post Office Building (352-15)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Old Post Office Developers, LLC
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 7/1/2007

Plan Description:

Renovation of 5-level, 242,000 s/f Old Post Office, acquired from GSA and developed for office and retail, including the Missouri Court of Appeals and Webster University.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	300	Actual to Date:	330
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$66.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$158,212.00 Amount on Hand: \$158,212.00

Economic Activity Taxes:

Total received since inception: \$129,179.00 Amount on Hand: \$66.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,950,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,950,000.00

Anticipated TOTAL Project Costs: \$10,218,750.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

1001 Locust (352-108)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Kinloch LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation of a six-story building with approximately 8,800 s/f of retail space and 45,000 s/f of office space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	200	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$308,844.00 Amount on Hand: \$308,844.00

Economic Activity Taxes:

Total received since inception: \$100,922.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,350,000.00

Anticipated TOTAL Project Costs: \$11,750,583.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St.Louis

1111 Olive (352-127)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Infomedia, Inc.

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 3/1/2010

Plan Description:

The mixed-use development on .56 acres includes the renovation of a five-story structure originally used to house the Post-Dispatch printing presses, and more recently used by KSDK and the United Way. It is anticipated it will be used for approximately 7,900 sq. ft. of first floor retail, 77,000 sq. ft of office and 10,000 sq. ft. of storage.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	80	Actual to Date:	80
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

1225 Washington (352-122)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$815.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$160,396.00 Amount on Hand: \$160,396.00

Economic Activity Taxes:

Total received since inception: \$950,474.00 Amount on Hand: \$815.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,300,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,300,000.00

Anticipated TOTAL Project Costs: \$21,672,113.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St.Louis

1225 Washington (352-122)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): McGowan Brothers Development
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 2/1/2009

Plan Description:

The project will involve the rehabilitation of approx. 45 residential apts., featuring high-end amenities and design elements. Unit size is anticipated to average approx. 1,050 s/f in size, renting for an ave. price of .90 per s/f 940 per month. Additionally, this project seeks to rehabilitate 11,800 s/f for mixed commercial activity an restaurant/bar or chain retailer is expected to occupy this space for an ave. rent of 26 per s/f

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	115	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

1449-1601 S. Jefferson (352-132)

TIF Revenues

Current Amount of Revenue in Special Allocation \$27,978.00 As of: 1/1/2014
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$22,368.00 Amount on Hand: \$22,368.00

Economic Activity Taxes:

Total received since inception: \$35,610.00 Amount on Hand: \$5,610.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,170,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,170,000.00

Anticipated TOTAL Project Costs: \$8,685,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St.Louis

1449-1601 S. Jefferson (352-132)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Green Street Development Group, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/1/2011

Plan Description:

Renovate 47,000 s/f commercial building for new tenants and construct a new 5,000-8,000 s/f commercial building on out lot.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	76	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$500,000.00

Anticipated TOTAL Project Costs: \$10,271,105.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

1900 Washington (352-107)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): 1900 Retail Partners LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 6/1/2008

Plan Description:

The project is to rehabilitate the existing commercial building into approximately 26 residential units and approximately 8,000 s/f of commercial space.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	28	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$38,246.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$155,711.00 Amount on Hand: \$155,711.00

Economic Activity Taxes:

Total received since inception: \$151,306.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,400,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,400,000.00

Anticipated TOTAL Project Costs: \$8,756,326.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St.Louis

1910 Locust (352-102)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): 1891 Locust, LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 12/1/2007

Plan Description:

The project consist of the renovation and rehabilitation of the building located on 1910 Locust for the relocation of Paradowski Creative. Paradowski Creative will occupy about 24,532 s/f and the rest of the 4,623 s/f will be used for retail and restaurant space, which will most likely be used for a coffee house and will be rented at 14 per s/f.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	35	Actual to Date:	35
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$233,579.00 Amount on Hand: \$233,579.00

Economic Activity Taxes:

Total received since inception: \$29,425.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,000,000.00

Anticipated TOTAL Project Costs: \$8,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St.Louis

2200 Gravois (352-85)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): 2200 Gravois, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Rehabilitation of a historic structure into mixed use commercial and residential uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	50	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

2727 Washington (352-133)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$13.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$16,304.00 Amount on Hand: \$16,304.00

Economic Activity Taxes:

Total received since inception: \$8,424.00 Amount on Hand: \$13.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$450,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$450,000.00

Anticipated TOTAL Project Costs: \$1,699,700.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St.Louis

2727 Washington (352-133)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Birch LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 1/1/2012

Plan Description:

Rehabilitate unoccupied two story 13,000 s/f building for use as a V.A. Medical Clinic.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	32	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

3693 Forest Park (352-115)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$155.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$150,385.00 Amount on Hand: \$150,385.00

Economic Activity Taxes:

Total received since inception: \$55,904.00 Amount on Hand: \$155.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$12,477,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

3693 Forest Park (352-115)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): McGowan Brothers Management Corporation, LLC
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 12/1/2008

Plan Description:

Project consists of the rehabilitation of building into a mix of residential apts. 2nd and 3rd flrs. and commercial/retail space with parking on the ground fl. The residential component consists of 48 residential apts., where each apt. is approx. 1,125 s/f at 1,350/ mo. Retail space will consists of approx. 6,000 s/f, renting at 12 per s/f, or 6,000/mo of total potential revenue. Site also provides 48 parking spaces located on ground fl.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	20	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

374 South Grand (352-113)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$29,394.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$842,037.00 Amount on Hand: \$842,037.00

Economic Activity Taxes:

Total received since inception: \$11,571.00 Amount on Hand: \$18.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,550,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,550,000.00

Anticipated TOTAL Project Costs: \$67,094,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

374 South Grand (352-113)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Union Square Enterprises, LLC
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 12/1/2008

Plan Description:

The redevelopment project proposes the rehabilitation of the building into a mix of residential units and commercial space. This will include 129 student housing units with a total of 298 beds 1,2,3 bedroom types, and 7,200 s/f of commercial space for dining and coffee shops. The building will house 380 parking spaces beneath the project, which will include 100 for public use.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	22	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

4100 Forest Park (352-86)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$13,901.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,583,186.00 Amount on Hand: \$1,583,186.00

Economic Activity Taxes:

Total received since inception: \$44,090.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,036,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,036,000.00

Anticipated TOTAL Project Costs: \$40,939,971.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St.Louis

4100 Forest Park (352-86)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Acme Developer, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2006

Plan Description:

Rehabilitate 1921 warehouse into mixed-use commercial, office, and residential

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	125	Actual to Date:	86
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

4249 Michigan (352-129)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$39,200.00 Amount on Hand: \$39,200.00

Economic Activity Taxes:

Total received since inception: \$7,088.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$367,640.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$367,640.00

Anticipated TOTAL Project Costs: \$2,394,283.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St.Louis

4249 Michigan (352-129)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Barton Places, LLC

Senate District: 5

House District: 59

Original Date Plan/Project Approved: 11/1/2010

Plan Description:

The proposed development on approximately .68 acres includes the renovation of the Chariton Senior Apartments, an 11 -story building with 122 units in 1972.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

4900 Manchester (352-112)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$40,935.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$167,132.00 Amount on Hand: \$167,132.00

Economic Activity Taxes:

Total received since inception: \$106,965.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,320,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,320,000.00

Anticipated TOTAL Project Costs: \$6,395,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

4900 Manchester (352-112)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): BDG Reality, LLC
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 11/1/2008

Plan Description:

Construction of a 6.39 million, 50,000 s/f commercial property, includes St. Louis Science Center in addition to maintaining a headquarters for Boxes, Inc. Public benefit is to eliminate blight through the construction of a new building.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	75	Actual to Date:	50
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Number of Retained Jobs:

Projected:	140	Actual to Date:	140
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St.Louis

600 Washington Ave.-St.Louis Centre (352-88)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$315,495.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$3,010,365.00 Amount on Hand: \$3,010,365.00

Economic Activity Taxes:

Total received since inception: \$14,203.00 Amount on Hand: \$163,733.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$30,600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,600,000.00

Anticipated TOTAL Project Costs: \$109,906,221.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St.Louis

600 Washington Ave.-St.Louis Centre (352-88)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Spinnaker Corporation Environmental Operations

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

The plan calls for converting the old St. Louis Centre Mall into a parking structure with retail on the first floor. The existing bridges that radiate out from the mall and tower will be removed. The plan also calls for the renovation of the One City Centre office tower and renaming it to 600 Washington.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

721 Olive Chemical Building (352-114)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$46,589.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$46,589.00 Amount on Hand: \$46,589.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,227,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,227,000.00

Anticipated TOTAL Project Costs: \$32,855,633.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

721 Olive Chemical Building (352-114)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Lancaster Ventures Ltd
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 11/1/2008

Plan Description:

Project proposes historic rehabilitation to achieve a mix of residential condominium units on the fifth thru seventeenth floors, 22, 500 s/f of office space 2nd - 4th floors and ground floor retail space consisting of restaurant and similar users at 7,500 s/f.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	110	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$147,026.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$2,230,029.00 Amount on Hand: \$2,230,029.00

Economic Activity Taxes:

Total received since inception: \$598,733.00 Amount on Hand: \$21,751.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,000,000.00

Anticipated TOTAL Project Costs: \$86,632,600.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St.Louis

Ballpark Lofts (352-84)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Ballpark Lofts I, LLCBpL, LLCBpL III, LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 8/1/2006
Plan Description:
Rehabilitate 3 historic buildings.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	400	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,650,000.00

Property Acquisition and Relocation Costs: \$500,000.00

Project Implementation Costs: \$0.00

Other: \$1,790,000.00

Other: \$1,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$68,675,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St.Louis

Carondelet Coke (352-140)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Green Street Developer, LLC.
Senate District: 5
House District: 93
Original Date Plan/Project Approved: 2/1/2013

Plan Description:

After browfield clean-up of industrial site, a new access road will be constructed east of S. Broadway and some 650,000 s/f of new LEED-certified industrial/commercial buildings will be constructed by both rail and river.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	900	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Carondelet South-District #1 (352-110a)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$61,968.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$285,665.00 Amount on Hand: \$285,665.00

Economic Activity Taxes:

Total received since inception: \$38,305.00 Amount on Hand: \$100.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,466,924.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,466,924.00

Anticipated TOTAL Project Costs: \$25,522,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

Carondelet South-District #1 (352-110a)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Steins Broadway, Inc.
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation of a former Coca-Cola syrup manufacturing plant at 8125 Michigan Ave. into approximately 78 market-rate apartments and 22,200 s/f of commercial space, and construction on vacant land of approximately 16 residential units.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	110	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Carondelet South-District #2 (352-110b)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$20,531.00 Amount on Hand: \$20,531.00

Economic Activity Taxes:

Total received since inception: \$22,745.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$498,649.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$498,649.00

Anticipated TOTAL Project Costs: \$6,622,777.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

Carondelet South-District #2 (352-110b)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Steins Broadway, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation of the former Carondelet School into classroom and meeting room use for Grace Hill Community Center

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	10	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	10
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St.Louis

Carondelet South-District #3 (352-110c)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$5,004.00 Amount on Hand: \$5,004.00

Economic Activity Taxes:

Total received since inception: \$11,152.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,195,644.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,195,644.00

Anticipated TOTAL Project Costs: \$14,897,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

Carondelet South-District #3 (352-110c)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Steins Broadway

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation of approximately 9 market-rate apartments, approximately 18,000s/f commercial space and the construction of approximately 124 market rate apartments.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	90	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Carondelet South-District #4 (352-110d)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$24,931.00 Amount on Hand: \$24,931.00

Economic Activity Taxes:

Total received since inception: \$2,953.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$312,144.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$312,144.00

Anticipated TOTAL Project Costs: \$2,009,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

Carondelet South-District #4 (352-110d)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Steins Broadway, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation of the property into approximately 8 market-rate apartments and approximately 8,520 s/f of commercial space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	24	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Chouteau Crossing (352-118)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$253,447.00 Amount on Hand: \$253,447.00

Economic Activity Taxes:

Total received since inception: \$5,565.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,965,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,965,000.00

Anticipated TOTAL Project Costs: \$20,106,052.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St.Louis

Chouteau Crossing (352-118)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Green Street Properties, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

2303 Papin will result in 120,000 square feet of LEED-certified commercial-flex space including office and warehousing. 2602 Papin will provide approx. 5,000 square feet of retail space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	170	Actual to Date:	170
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Euclid/Buckingham Garage (352-81)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$976,611.00 Amount on Hand: \$976,611.00

Economic Activity Taxes:

Total received since inception: \$259,545.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,000,000.00

Anticipated TOTAL Project Costs: \$23,574,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St.Louis

Euclid/Buckingham Garage (352-81)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Treasurer, City of St. Louis
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 3/1/2006

Plan Description:

Consturction of a parking garage with 130-140 parking spaces. The development also includes 45 loft styloe residential condominium units above the garage and approximately 6100 s/f street level retail space, but they will not be TIF assisted.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	3	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Ford Building (352-121)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$808.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$139,657.00 Amount on Hand: \$139,657.00

Economic Activity Taxes:

Total received since inception: \$9,172.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$900,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$900,000.00

Anticipated TOTAL Project Costs: \$11,511,494.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St.Louis

Ford Building (352-121)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Blue Shutters Development

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

This project has created approx. 6,000 square feet of first floor retail space. Floors 2-14 have been rehabilitated into three two -bedroom units on each floor. Monthly rents for residential units average approx. 1,050 per month. Commercial space is designed to capture 18 per square foot.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	18	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$600,667.00 Amount on Hand: \$600,667.00

Economic Activity Taxes:

Total received since inception: \$37,543.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,200,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,200,000.00

Anticipated TOTAL Project Costs: \$19,239,131.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St.Louis

GEW Lofts-2601-43 Washington Ave. (352-92)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): The George E. Walsh Building

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 2/1/2007

Plan Description:

Renovate the Tudor Building into first floor retail and second floor residential condominiums.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	100	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,500,000.00

Anticipated TOTAL Project Costs: \$7,053,437.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St.Louis

Grand & Shenandoah (352-94)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): First & Main Properties, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 2/1/2007

Plan Description:

The project will involve construction a new mixed-use commercial building with 14,000 s/f of retail space, and 16,000 s/f of office space. The second part of the project calls for the rehabilitation of the Pelican Building on the site into retail space.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	125	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Jefferson Arms-401-15 N. Tucker (352-87)

TIF Revenues

Current Amount of Revenue in Special Allocation \$133,627.00 As of: 1/1/2014
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$131,240.00 Amount on Hand: \$131,240.00

Economic Activity Taxes:

Total received since inception: \$2,387.00 Amount on Hand: \$2,387.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,750,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,750,000.00

Anticipated TOTAL Project Costs: \$80,133,007.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St.Louis

Jefferson Arms-401-15 N. Tucker (352-87)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): unavailable

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Rehabilitate the existing residential structure into a amixed-use structure.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	400	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$38,172.00 Amount on Hand: \$38,172.00

Economic Activity Taxes:

Total received since inception: \$153.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,142,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,142,000.00

Anticipated TOTAL Project Costs: \$11,722,084.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

Laclede Power House (352-101)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Metropolitan Development - Laclede Power House, LL
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 2/1/2008

Plan Description:

The project consists of the renovation of the four-story structure of approximately 74,825 s/f which will include a first floor commercial/entertainment venue as well as remain the trailhead for the TrailNet North Riverfront bike trail.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	150	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,352.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$14,352.00 Amount on Hand: \$14,352.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,200,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$6,609,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

LaSalle Building (352-111)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): LaSalle Development LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation of a 13-story building into approximately 1,750 s/f of retail space on the first floor and approximately 30,250 s/f of office space on floors 2-13.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	127	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$65,624.00 Amount on Hand: \$65,624.00

Economic Activity Taxes:

Total received since inception: \$4,955.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,850,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,850,000.00

Anticipated TOTAL Project Costs: \$23,055,050.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St.Louis

Leather Trades Building-1600 Locust St. (352-99)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): St. Louis Leased Housing Assoc. III L.P.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2007

Plan Description:

The plan calls for rehabilitating the former warehouse into commercial and residential uses. The project calls for 86 artists lofts residential units with the first floor being reserved for commercial.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	20	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,909.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$103,525.00 Amount on Hand: \$103,525.00

Economic Activity Taxes:

Total received since inception: \$3,105.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$570,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$570,000.00

Anticipated TOTAL Project Costs: \$4,316,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

Magnolia-Thurman (352-103)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Paramount Property Development, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 4/1/2008

Plan Description:

The project is to renovate and rehabilitate the building and adjacent lot into approximately 24 residential condominium units and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Midtown Lofts (352-116)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$126,517.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$124,751.00 Amount on Hand: \$124,751.00

Economic Activity Taxes:

Total received since inception: \$46,156.00 Amount on Hand: \$1,766.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$700,000.00

Anticipated TOTAL Project Costs: \$5,609,529.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St.Louis

Midtown Lofts (352-116)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Midtown, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

Project proposes renovation of properties into a variety of residential, office, and commercial uses. Included as part of the plan, developer will provide 10,373 s/f of commercial space and 7,015 s/f of residential space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	58	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

N. Broadway Carrie (352-130)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,327.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$10,327.00 Amount on Hand: \$10,327.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,500,000.00

Anticipated TOTAL Project Costs: \$13,216,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St.Louis

N. Broadway Carrie (352-130)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Broadway Carrie TIF, Inc.

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 2/1/2011

Plan Description:

Assemble and clear multiple parcels and develop commercial uses

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected:	90	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Nadira Place (352-104)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,175,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,175,000.00

Anticipated TOTAL Project Costs: \$8,249,978.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St.Louis

Nadira Place (352-104)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Kwame Building Group Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

The project will be to construct a new, seven-story multi-use building. The development will consist of 24,000 s/f of residential space, 3,000 s/f of retail and 9,000 s/f of off street parking.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	108	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,850,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,450,000.00

Other: \$100,000.00

Other: \$300,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,850,000.00

Anticipated TOTAL Project Costs: \$13,200,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St.Louis

Northeast Hampton/Berthold (32-138)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Northeast Hampton Berthold TIF, Inc.
Senate District: 4
House District: 77

Original Date Plan/Project Approved: 1/1/2013

Plan Description:

Demolish unoccupied TV station and construct Tri-Star Mercedes Dealership.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	60	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$293,433.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$34,817.00 Amount on Hand: \$34,817.00

Economic Activity Taxes:

Total received since inception: \$258,616.00 Amount on Hand: \$258,616.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$390,648,325.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$390,648,325.00

Anticipated TOTAL Project Costs: \$8,153,965,758.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St.Louis

Northside Regeneration (352-126)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Northside Regeneration, LLC
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 11/1/2009

Plan Description:

Projects are located immediately north of downtown St. Louis, containing 4,634 parcels, and comprising approximately 1,112 acres of land. In total, developer proposes the construction of 4.5 million square feet of office and business space, 1 million square feet of retail and entertainment space, 2,200 new single family homes and approximately 7,800 apartments and condominiums. In addition, approximately 170 residential units are to be cre

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	65245	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Ste. Genevieve

Redevelopment plan for the Downtown Ste. Genevieve

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$22,325,000.00

Property Acquisition and Relocation Costs: \$500,000.00

Project Implementation Costs: \$1,543,750.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$24,368,750.00

Anticipated TOTAL Project Costs: \$33,638,750.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Ste. Genevieve

Redevelopment plan for the Downtown Ste. Genevieve

Contact Agency: Ste. Genevieve

Contact Phone: (573) 883-5400

Developer(s): none presently

Senate District: 3

House District: 116

Original Date Plan/Project Approved: 4/1/2013

Plan Description:

The projects include converting existing deteriorated and vacant buildings into retail, office and service space.

Plan/Project Status: Starting-Up

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	150	Actual to Date:	0
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Number of Retained Jobs:

Projected:	100	Actual to Date:	0
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Ste. Genevieve

Valle Springs Tax Increment Financing Dist.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$785,974.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,161,232.00 Amount on Hand: \$4,161,232.00

Economic Activity Taxes:

Total received since inception: \$4,652,073.00 Amount on Hand: \$341,124.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,129,134.00

Property Acquisition and Relocation Costs: \$2,729,000.00

Project Implementation Costs: \$83,124.00

Other: \$458,742.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,400,000.00

Anticipated TOTAL Project Costs: \$14,534,009.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Ste. Genevieve

Valle Springs Tax Increment Financing Dist.

Contact Agency: Ste. Genevieve

Contact Phone: (573) 883-5400

Developer(s): none presently

Senate District: 3

House District: 116

Original Date Plan/Project Approved: 12/1/1992

Plan Description:

The original TIF provided water, sewer and sidewalks to serve a developing industrial/commercial area. The amended plan provides for property assembly, water, sewer, storm drainage, site improvement and relocation assistance to redevelop a shopping center and an industrial/commercial park

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	120	Actual to Date:	406
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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Ste. Genevieve County

Redevelopment Plan for the Ozora Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$97.63 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$4,423.39 Amount on Hand: \$4,423.39

Economic Activity Taxes:

Total received since inception: \$19,697.54 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,850,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$580,000.00

Other: \$400,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,930,000.00

Anticipated TOTAL Project Costs: \$14,500,000.00

Financing Method:

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Ste. Genevieve County

Redevelopment Plan for the Ozora Area TIF

Contact Agency: Ste. Genevieve County

Contact Phone: 573-883-7202

Developer(s): Crawford Oil Co. Inc.

Senate District: 3

House District: 116

Original Date Plan/Project Approved: 9/1/2012

Plan Description:

Project 1 includes rehabilitation of the Ozora truck stop, restaurant and country store complex, including environmental remediation, building repair or replacement, parking lot replacements, signage and lighting.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	70	Actual to Date:	70
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sugar Creek

LCM/Courtney Atherton Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$71,446.84 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$236,826.36 Amount on Hand: \$236,826.36

Economic Activity Taxes:

Total received since inception: \$1,368,881.06 Amount on Hand: \$46,114.45

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$240,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$117,500.00

Other: \$3,750,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,107,500.00

Anticipated TOTAL Project Costs: \$9,283,006.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Sugar Creek

LCM/Courtney Atherton Tax Increment Financing Plan

Contact Agency: Sugar Creek

Contact Phone: 816-252-4400

Developer(s): Talon Companies (formerly Lafarge Construction)

Senate District: 11

House District: 20

Original Date Plan/Project Approved: 5/1/2003

Plan Description:

Project includes relocation of regional sales office, rehabilitation of a closed abandoned elementary school containing hazardous materials, and the purchase of plant equipment .

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	20	Actual to Date:	36
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Number of Retained Jobs:

Projected:	10	Actual to Date:	10
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Sugar Creek

Sugarland Center Tax Increment Financing Redevelop

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,103,888.00

Property Acquisition and Relocation Costs: \$5,857,000.00

Project Implementation Costs: \$9,278,339.00

Other: \$1,485,289.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$23,983,276.00

Anticipated TOTAL Project Costs: \$43,603,666.00

Financing Method:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Sugar Creek

Sugarland Center Tax Increment Financing Redevelop

Contact Agency: Sugar Creek
Contact Phone: 816-252-4400
Developer(s): Edwards Management Group, LLC
Senate District: 11
House District: 51
Original Date Plan/Project Approved: 5/1/2007

Plan Description:

The Redevelopment Area will be developed as commercial retail uses. Project 1 Supermarket, 5 commercial retail sites, Community center. Project 2 National retail store, 2 commercial/retail sites, existing Sonic and Taco Bell.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	61	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sugar Creek

The Bluffs at Sugar Creek Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$43,660,105.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$115,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$43,775,105.00

Anticipated TOTAL Project Costs: \$170,306,630.00

Financing Method:

Pay As You Go
TIF Bonds
Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Sugar Creek

The Bluffs at Sugar Creek Tax Increment Financing

Contact Agency: Sugar Creek

Contact Phone: 816-252-4400

Developer(s): NA

Senate District: 11

House District: 51

Original Date Plan/Project Approved: 1/1/2007

Plan Description:

The proposed redevelopment plan includes four 4 phases of development of primarily light industrial manufacturing, commercial retail and office space, roadways, and other infrastructure and greenways.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	1045	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Unity Village

Unity Village Tax Increment Financing Redevelopmen

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$17,106,642.00

Property Acquisition and Relocation Costs: \$5,610,449.00

Project Implementation Costs: \$5,522,906.00

Other: \$378,620.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,618,617.00

Anticipated TOTAL Project Costs: \$181,940,892.00

Financing Method:

Pay As You Go
TIF Bonds
Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Unity Village

Unity Village Tax Increment Financing Redevelopmen

Contact Agency: Unity Village

Contact Phone: 816-347-5500

Developer(s): NA

Senate District: 8

House District: 52

Original Date Plan/Project Approved: 2/1/2007

Plan Description:

The Redevelopment of the area includes the construction of office, industrial, commercial and retail facilities, together with street, water, sanitary sewer and other infrastructure improvements necessary to support these uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	100	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Village of Sunrise Beach

Sunrise Beach Market Center Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$225,217.36 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$12,188.69 Amount on Hand: \$12,188.69

Economic Activity Taxes:

Total received since inception: \$225,217.36 Amount on Hand: \$225,217.36

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,142,600.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$867,400.00

Other: \$240,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,350,000.00

Anticipated TOTAL Project Costs: \$19,184,394.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 19

Current anticipated estimated number of years to retirement: 20

Village of Sunrise Beach

Sunrise Beach Market Center Tax Increment

Contact Agency: Village of Sunrise Beach
Contact Phone: (573) 374-8782
Developer(s): Super Market Developers, Inc.
Senate District: 16
House District: 124
Original Date Plan/Project Approved: 6/1/2012

Plan Description:

A supermarket with approximately 53,540 square feet of retail space has been constructed. Future construction is expected to include a fast-food restaurant or convenience store with approximately 3,000 square feet, an approximately 13,000 square foot strip center, other commercial uses permitted by the Comprehensive Plan in the Redevelopment Project Area.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	50	Actual to Date:	120
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Washington

Downtown Washington Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$289,652.26 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$708,600.89 Amount on Hand: \$708,600.89

Economic Activity Taxes:

Total received since inception: \$115,523.95 Amount on Hand: \$115,523.95

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,822,795.00

Property Acquisition and Relocation Costs: \$3,450,000.00

Project Implementation Costs: \$525,900.00

Other: \$4,650,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,855,900.00

Anticipated TOTAL Project Costs: \$35,537,250.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Washington

Downtown Washington Redevelopment Plan & Project

Contact Agency: Washington

Contact Phone: 636-390-1000

Developer(s): Bank of Washington

Senate District: 26

House District: 109

Original Date Plan/Project Approved: 2/1/2007

Plan Description:

The Redevelopment Program and Project concept involves multiple developments and activities including rehabilitation/expansion of the Bank of Washington, relocation of the Franklin County Recycling facility, redevelopment of the Ready-Mix Cement Plant into a mixed use dev., relocation of railroad switch and maint. facility, location of the overhead electrical power lines to below ground, a streetscape program & grant/loan program for facade

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	13	Actual to Date:	14
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Number of Retained Jobs:

Projected:	95	Actual to Date:	95
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Washington

Rhine River Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$894.31 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$17,806.35 Amount on Hand: \$17,806.35

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,025,000.00

Property Acquisition and Relocation Costs: \$505,000.00

Project Implementation Costs: \$175,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,705,000.00

Anticipated TOTAL Project Costs: \$7,805,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Washington

Rhine River Redevelopment Plan & Project

Contact Agency: Washington
Contact Phone: 636-390-1000
Developer(s): Rhine River Development, LLC
Senate District: 26
House District: 109
Original Date Plan/Project Approved: 7/1/2010

Plan Description:

This plan consists of residential and commercial uses that would entail rehabilitation of certain existing site improvements and provide for the construction of new buildings and site improvements on the property.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	24	Actual to Date:	24
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Webster Groves

Tax Increment plan for the Shoppes at Old Webster

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$430,780.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$3,226,241.00 Amount on Hand: \$3,226,241.00

Economic Activity Taxes:

Total received since inception: \$1,405,545.00 Amount on Hand: \$170,630.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,134,000.00

Project Implementation Costs: \$2,386,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,520,000.00

Anticipated TOTAL Project Costs: \$10,850,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 7

Webster Groves

Tax Increment plan for the Shoppes at Old Webster

Contact Agency: Webster Groves

Contact Phone: (314) 963-5320

Developer(s): Novus Companies

Senate District: 15

House District: 87 & 91

Original Date Plan/Project Approved: 2/1/1999

Plan Description:

On June 12, 2000, the City of Webster Groves and Novus Development company entered into a Redevelopment Agreement calling for construction of office and retail buildings and certain public improvements, including a parking structure and surface parking lot. Developer and City amended the agreement in 2001 to facilitate the creation of a Transportation Development District and the imposition of a sales tax.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	155	Actual to Date:	215
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Wentzille

South 70 Commercial Area-East

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Other

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 0

Wentzille

South 70 Commercial Area-East

Contact Agency: Wentzille
Contact Phone: 636-327-5102
Developer(s): NA
Senate District: 2
House District: 63
Original Date Plan/Project Approved: 10/1/2004
Plan Description:
There IS NOT and WILL NOT be a Plan or Project

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Wentzville

I-70 Corporate Parkway

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

Other

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 0

Wentzville

I-70 Corporate Parkway

Contact Agency: Wentzville

Contact Phone: 636-327-5102

Developer(s): na

Senate District: 2

House District: 107

Original Date Plan/Project Approved: 5/1/2004

Plan Description:

There IS NOT and WILL NOT be a plan or project.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Wentzville

M&B Sachs Business Park Extension

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$24.78 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$213,708.21 Amount on Hand: \$213,708.21

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$892,014.75

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$892,014.75

Anticipated TOTAL Project Costs: \$892,014.75

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Wentzville

M&B Sachs Business Park Extension

Contact Agency: Wentzville

Contact Phone: 636-327-5102

Developer(s): Doyle W. Shockley

Senate District: 2

House District: 63

Original Date Plan/Project Approved: 1/1/2006

Plan Description:

Building of the public infrastructure necessary to create sites for industrial activities. The provision of roadways, sanitary sewers and storm sewers and drainage-ways adequately sized and constructed to handle anticipated users.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	113	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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West Plains

S. US Hwy 160

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$1,161,769.75 Amount on Hand: \$1,161,769.75

Economic Activity Taxes:

Total received since inception: \$367,999.43 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,775,000.00

Property Acquisition and Relocation Costs: \$711,000.00

Project Implementation Costs: \$499,000.00

Other: \$300,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,285,000.00

Anticipated TOTAL Project Costs: \$61,838,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

West Plains

S. US Hwy 160

Contact Agency: West Plains
Contact Phone: 417-256-7176
Developer(s): Kevin Guffey-West Plains Prop, Games People Play-Al
Senate District: 33
House District: 154 formerly 151
Original Date Plan/Project Approved: 10/1/2005

Plan Description:

1 RPA 1, Proj 1, WP Properties Strip mall, 2 stand alone restaurants, stand alone auto parts retailer, outer road to connect business area to K Hwy and 63 Bypass
2 RPA 1, Proj 2-Games People Play strip mall, remove rock
3 RPA 1, Proj 5-Guffey/Hall major box store or other retail
4 RPA 2, Proj 1&2-Ramseur Prop mixed use residential and retail development with commercial front K Hwy
5 Phase II & III-outer road connecting K to US 63 Bypa

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	80	Actual to Date:	110
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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West Plains

S. US Hwy Corridor-Porter Wagoner Blvd. Redevelop

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,685.50 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,870,985.72 Amount on Hand: \$1,685.50

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,960,385.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,960,385.00

Anticipated TOTAL Project Costs: \$3,904,249.00

Financing Method:

Pay As You Go
Loan
Other Bond

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

West Plains

S. US Hwy Corridor-Porter Wagoner Blvd. Redevelop

Contact Agency: West Plains
Contact Phone: 417-256-7176
Developer(s): Walmart, Hoover Prop, Silvey Prop, Stewart constru
Senate District: 33
House District: 154 formerly 151
Original Date Plan/Project Approved: 5/1/1994

Plan Description:

Phase I-Walmart, install traffic light to improve traffic flow Phase II-Harlin Drive, widen and rebuild street Phase III-Hoover Mall, street utility, water soil/erosion improvements, commercial development Phase IV-Downtown, upgrade existing infrastructure and make parking changes and sidewalk improvements Phase V & VI-Missouri State University, 5 parcels of land for classroom construction Phase VII-Stewart Mall Phase VIII-Silvey Mall

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	701	Actual to Date:	701
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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West Plains

U.S. Highway 63 Bypass

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: \$85,024.31 Amount on Hand: \$85,024.31

Economic Activity Taxes:

Total received since inception: \$450,019.04 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$32,005,500.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

West Plains

U.S. Highway 63 Bypass

Contact Agency: West Plains
Contact Phone: 417-256-7176
Developer(s): Rick Hoover
Senate District: 33
House District: 154 formerly 151
Original Date Plan/Project Approved: 11/1/2006

Plan Description:

Phase I - contains a national restaurant chain, strip mall, and stand alone pharmacy
Phase II - future plans for retail

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	70	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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